



469 Young Street Albury NSW

Dixon Commercial Real Estate are excited to offer to the market for the first time in many years this outstanding leasing opportunity at the gateway to Albury's CBD.

Prominently positioned on the corner of Young and Smollett Street, the property is suited to any type of large format retailer, automotive services and automotive repair operator. The premises provides a lettable area of 330 square metres, including separate warehouse and workshop space, complemented with corporate office space and enclosed canopy area with roller door access.

Key features include:

- Net lettable area of approximately 330 square metres
- Premium corner position
- Existing pylon for huge signage opportunity
- Glazed shopfront
- Roller door access
- Ample car parking

For more information or discuss your retail requirements, please contact the below agents.

Price : \$65,000 pa plus GST and Outgoings
Building Size : 330 sqm
View : <https://www.dixoncre.au/lease/nsw/murray-region/albury/commercial/retail/8004448>



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