



931 Garland Avenue, ALBURY 2640

SUBSTANTIAL MANUFACTURING & WAREHOUSE FACILITY WITH INCOME

Premises:

Area m²: 6,672

Price: \$4,200,000

Method:

Contact:

Scott Mann

0403014249

scott@awcommercial.com.au

Corey Finlay

0422719736

corey@awcommercial.com.au

Description:

Readily accessible from the Hume Freeway and Albury CBD this substantial facility is available immediately.

Features include; considerable 3 phase power, ample amenities, lunch room, separate M & F amenities, site office plus mezzanine storage.

Site area - 1.35ha. approx.

Warehouse area - 6,672sqm approx. divided into 2 Tenancies

Tenancy 1 3,000 sqm New 5 Year Lease generating an income circa \$150,000 p.a plus GST, Net.

Tenancy 2 3,600 sqm is available to lease at \$180,000 p.a plus GST & Outgoings.

There is significant hard stand area available for parking & storage.

Multiple points of access available with drive through ingress / egress and rear access.

Vendor Terms available for approved purchasers.

For further information please contact Scott 0403 014 249 or Corey 0422 719 736

awcommercial.com.au

Scott Mann 0403 014 249 | Corey Finlay 0422 719 736 | A Unit 3, 46 Elgin Bvd, Wodonga, VIC, 3690

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Sale

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Property Code: 132

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