



## 488 Dean Street, ALBURY 2640

*Excellent Food & Beverage Opportunity*

### Premises:

Area m<sup>2</sup>: 250  
Rent PA: \$85,000  
Outgoings: N/A

### Contact:

**Scott Mann**  
0403014249  
scott@awcommercial.com.au

### Corey Finlay

0422719736  
corey@awcommercial.com.au

### Description:

With long standing F&B history 488 Dean Street is a ripe cafe/restaurant opportunity.

The building offers 172 ground floor retail & kitchen area plus 77sqm mezzanine & amenities.

Ideally positioned among national retailers including BBnT, CBA, Just Jeans, Bupa & Optus.

The site has strong passing trade & is close to the Regent Cinema Centre complex.

Existing services include water, waste, power, gas, grease trap & rear access.

Adjoining tenancy of 695sqm also available.

For more info or an inspection please call Scott Mann 0403 014 249 or Corey Finlay 0422 719 736

Property Code: 16

[awcommercial.com.au](http://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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