



## 453 Dean Street, ALBURY 2640

*Retail Opportunity Opposite Regent Cinema Centre*

**Premises:** 1  
**Area m<sup>2</sup>:** 119  
**Rent PA:** \$40,300  
**Outgoings:** N/A

**Contact:**  
**Corey Finlay**  
0422719736  
corey@awcommercial.com.au

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

### **Description:**

Located within the food & entertainment precinct of Dean Street and opposite Albury's Cinema Centre an excellent opportunity exists for the retailer / food & beverage occupier (STCA).

Property features include on-site amenities, air-conditioning and modern glazed shopfront.

Area - 119 sqm (approx.)

Contact Corey or Scott for further information or to arrange an inspection.

Property Code: 47