



## 451 Dean Street, Albury 2640

### UNIQUE DEAN STREET INVESTMENT OPPORTUNITY

**Premises:** Ground 1 Shop  
**Area m<sup>2</sup>:** 210  
**Price:**  
**Method:** Offer to Purchase

**Contact:**  
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#### **Description:**

Situated in Albury's tightly held CBD, this is a rarely available freehold opportunity that has become available for purchase.

Occupied by Café Dalchini, operating since 2018 providing a unique offering to the Albury region which is well supported by the local customer base.

Currently holding a five (5) year lease commencing 4th September 2018  
Current rent payable \$55,000.00 p.a plus GST plus outgoings  
CPI Increases annually

Boasting large frontage to Dean Street located in the restaurant precinct opposite Regent Cinema Centre with rear access available.

Building Area - 210sqm  
Zoning - B3 - Commercial Core

With very little CBD commercial investment property on the market, this opportunity won't last long.

[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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