



## 481 Young Street, ALBURY 2640

*FUNKY SHOWROOM / WAREHOUSE IN ALBURY'S CBD*

### Premises:

**Area m<sup>2</sup>:** 203  
**Rent PA:** \$17,462  
**Outgoings:** N/A

### Contact:

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### Scott Mann

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### Description:

Positioned in the CBD among national retailers this showroom/warehouse facility offers a creative environment plus warehouse & extensive mezzanine storage.

The office component is immaculate & includes reception, 2 x offices plus large open work-space. There is a high clearance warehouse, extensive amenities plus mezzanine level.

The site has rear access via COD Lane providing easy access, additional parking.

Features include; Modern A/C office/showroom, extensive on-site parking & enormous exposure.

With adjacencies to Repco, Petbarn, First Choice, Baker Motors, O'Brien Glass & Cycle Station the property is ideally suited to trade sales & service usages.

Building Area - 302 sqm (incl. 100 sqm mezzanine).  
Site Area - 465 sqm approx.  
Zone - B4 Mixed Use.

For further info or an inspection contact Scott 0403 014 249 or Corey 0422 719 736