



481 Young Street, ALBURY 2640

FUNKY SHOWROOM / WAREHOUSE IN ALBURY'S CBD

Premises:

Area m²: 203

Rent PA:

Outgoings: N/A

Contact:

Corey Finlay

0422719736

corey@awcommercial.com.au

Scott Mann

0403014249

scott@awcommercial.com.au

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

awcommercial.com.au

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

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, AW Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law AW Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website www.awcommercial.com.au.