



## 2/449a Dean Street, Albury 2640

### Dean Street Food and Beverage Opportunity

**Premises:** Ground Shop 2  
**Area m<sup>2</sup>:** 40  
**Rent PA:** \$27,500  
**Outgoings:** N/A

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

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

#### **Description:**

Positioned within Albury's restaurant and entertainment precinct. Ideally suited to food & beverage occupiers. (STCA)

The tenancy boasts the following features:

- Access to grease trap
- Range Hood
- Partial commercial kitchen fit-out included.
- Located opposite Albury's Regent Cinema Centre
- Area 40 sqm approx.

Zone - B3 Commercial Core

For more information please contact Corey Finlay 0422 719 736 or Scott Mann on 0403 014 249.

[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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