



# FOR SALE

## HIGH PROFILE COMMERCIAL ASSET

FOR SALE BY EXPRESSIONS OF INTEREST

CLOSING DATE: FRIDAY 11th APRIL 2025 at 3.00pm

This exceptional high profile contemporary style commercial building is being sold as a going concern and boasts strong investment fundamentals. The Asset is securely leased to six long term businesses. The ground floor consists of two shops and the first level offers 7 consulting suites with a common reception area. The building has a total gross floor area of 594.94 m2 and stands on a 317.5m2 parcel of central Albury land. The ground level retail shops gain exposure from Smollett & Olive Streets and comprise of open plan retail space. The first-floor consulting suites are accessed from Olive Street and gain exposure from the busy Smollett and Olive Street corner intersection. The building is 270 metres away from Dean Street CBD and 450 metres from the Albury Post Office. Nearby abundant public carparking is located within a 150 metre walk. There is unparalleled access to Albury's major transport hubs including Dean Street Bus Stop, Olive Street Taxi Services and the Albury Railway hub. This commercial asset benefits greatly by its CBD location and positioning on one of Albury's busiest intersections ensuring uninterrupted high exposure.

0 BED | 0 BATH | 0 CAR

PRICE:

EXPRESSIONS OF INTEREST

OPEN FOR INSPECTION:

N/A



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## GROUND FLOOR



## LEVEL 1



Measurements are approximate. Not to Scale. Illustrative purpose only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.