



440 Swift Street, Albury

Exceptional Exposure. Exceptional Signage Opportunity

Ideally suited to offices or destination retail (STCA), this well presented building is situated on the Swift & Macauley Street round-a-bout providing excellent exposure to large volumes of passing traffic.

- 175.5 sqm* office incl open plan area, meeting room, kitchenette, shower, amenities
- 100 sqm* warehouse with 27.5 sqm* mezzanine
- High clearance roller door, 3 phase power
- Air-conditioning, carpeting and sunscreen blinds throughout office area
- 124 sqm* secure yard plus 3 under cover parking spaces
- Quick access to the Hume Freeway. One block from Dean Street

*Denotes Approx.

\$55,000.00 + GST pa

Type: Offices
Land: 436 m2
Building Size: 300 Square Metres
Council Rates: \$6,755.00/year (approx)
Water Rates: \$503.00/year (approx)
Strata Rates: \$0.00 p/q



Kel Barclay

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