



886 Calimo Street, North Albury

Industrial Investment Opportunity

Offering the combination of a warehouse, mezzanine and a refurbished office, this complex in North Albury's Industrial hub offers an excellent investment opportunity, and a future base for your business. Leased to Civiltest until 16 May 2023 with an option to renew for a further 1 year. The current rent is \$42,000 + GST + Outgoings and a rent review due in May 2022.

Set on a level 1,372 sqm* allotment, the site offers good exposure and a dual street frontage to Calimo Street and Fallon Street.

Notable features include:

- ? 470 sqm* warehouse with cooling
- ? 3 phase power, 2 x electric roller doors
- ? 26 sqm* refurbished office plus kitchenette

UNDER CONTRACT

Type:	Industrial
Land:	1372 m2
Building Size:	522 Square Metres
Council Rates:	\$0.00 p/q
Water Rates:	\$0.00 p/q
Strata Rates:	\$0.00 p/q



Kel Barclay

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