



100% Occupied Trophy Freehold Office Complex

Offices • Medical/Consulting • Land/Development

Office Complex, 429 Swift Street, Albury, NSW 2640

Floor Area: 3,432 m²

Land Area: 3622.00 m² (approx)

For Sale

Contact Agent

For Sale

Property Description

- 3,432sqm 4-storey building
- 111 on-title car spaces
- 170m triple street frontage

- + 100% occupied freehold with secure leases to longstanding Government, Corporate & Medical tenants.
- + Diverse income streams from non-discretionary fields.
- + Commanding 3,432sqm 4 storey building with 2 lifts.
- + Important 111 on-title car spaces including 78 secure basement spaces.
- + Prime 3,622sqm B4 Mixed Use zoned site in the heart of Albury CBD.
- + Huge 170 metre triple street frontage offering unrivalled exposure.
- + Significant tax saving depreciation benefits with 45% of first years rent potentially tax free.*
- + Energy efficient building with 3.5-star NABERS rating.
- + Desirable CBD position nearby Myer Centrepoint Shopping Centre, Village Cinemas & Dan Murphy's.
- + Albury/Wodonga: twin cities with booming 100,435+ population.
- + Net Income: \$544,791 pa + GST

For Sale by Private Treaty

*Napier & Blakeley

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment



Beau Coulter
0413839898

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street,
Melbourne Vic 3000



Kate Stevens
0438254334

PRD Real Estate - Albury-Wodonga
Suite 3, Ground Floor, 429 Swift Street, Albury NSW 2640



Kieran Bourke
0417 418 007

Burgess Rawson - Sydney
Level 18, 15 Castlereagh Street,
Sydney NSW 2000