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**Property Marketing Report –
Vacant Business Site
773 Mate Street North Albury 2640**

Property Information

773 Mate Street, North Albury is a vacant site located in the business precinct of North Albury.

Synopsis

The property is owned and occupied as vacant land on which development approval was obtained for a commercial building and associated car parking. This consent has been lost in time.

This report is to review the marketing and presentation for sale of the property in a willing but not anxious market.

Title Particulars

773 Mate Street North Albury is identified as Lot 9 in Deposited Plan of Subdivision 15548. Property ID is 478, City of Albury.

Land is regular in shape having an area of approximately 835sq. metres. The site has a frontage and rear measurement of 19 metres with the side boundaries of 44 metres.



Development

Land zoned “residential” under the Albury City Planning Scheme. The site is adjoined by businesses that have been established for many years.

Site is vacant with secure boundary fencing and suitable for commercial development subject to Albury City council approval.

Location

773 Mate Street North Albury is located within 3 km of central Albury area. Location is adjacent to the corner of Mate and North Streets North Albury. The site presents an ideal addition to the adjoining property owners or a standalone development site suitable for warehouse retailing.



Map



Utility Services

All services are available to the site:

| | |
|-------------|------------------------|
| Water | Available to the site. |
| Electricity | Available to the site. |
| Telephone | Available to the site. |
| Sewer | Available to the site. |

Market Appraisal

Sales and property information for the precinct indicates that the area is generally well held with reasonable number of properties entering the market or changing registered proprietors.

Based on this and other general property information in a **willing but not anxious market 773 Mate Street North Albury would be considered to be in the market range between \$260,000.00 and \$270,000.00.** GST would be applicable to the sale and additional to the market appraisal.

Robert Stevens COMMERCIAL Real Estate works to provide a diverse commercial real estate and residential development experience.

Conclusion

773 Mate Street North Albury represents an excellent opportunity for development in a sought after precinct.

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Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. All measurements have been supplied by Property Owner or sourced from publically available information.

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