



**33 CATHERINE CRES LAVINGTON NSW 2641**

## **MARKET PROPERTY REPORT**

- **30<sup>th</sup> August 2022**



**ROBERT STEVENS**  
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## 33 CATHERINE CRES LAVINGTON NSW 2641

### Property Information

33 Catherine Crescent Lavington is a commercial property available in October 2022.

This report is to provide a review of the market leasing value of the property in a willing but not anxious market.

### Title Particulars

Land is identified as Lot 85 & 86 on Deposited Plan 258962 and consists of one land parcel. Responsible Authority for the property is Albury City Council. Land area is 1,798 m<sup>2</sup> and irregular in shape with a frontage of approximately 55 metres, side boundary is approximately 77 metres. Zoning of the land is General Industrial.



### Development

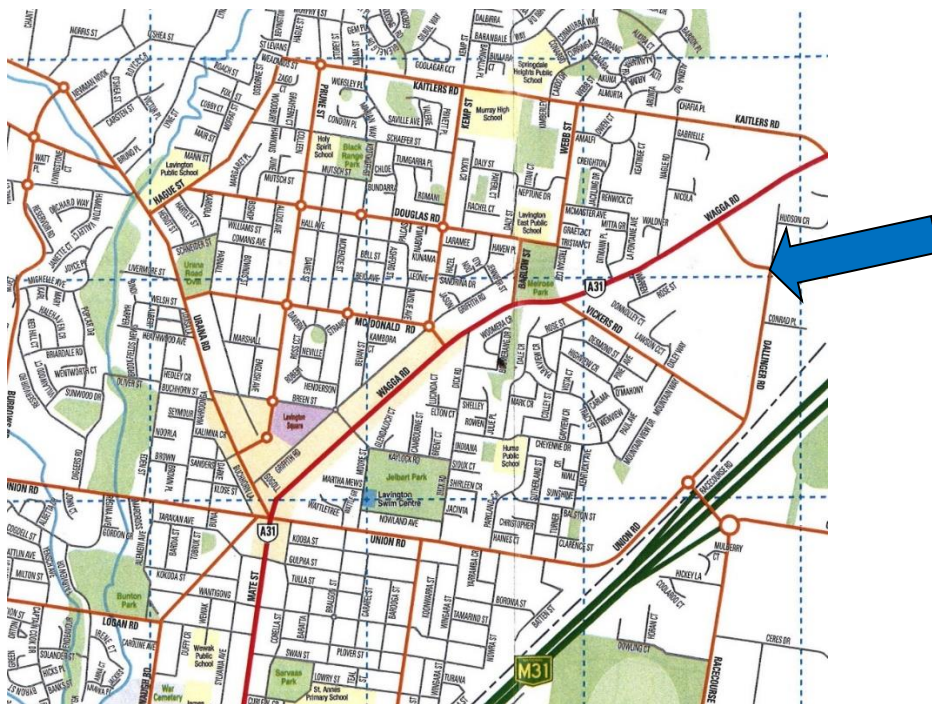
Constructed on the site is a stand-a-lone building measuring approximately 680m<sup>2</sup>. The portal frame and colorbond metal clad shed has a brick veneer adjoining office and amenities. Gravel hard stand is provided over the balance of the site.

## Location

Catherine Crescent Lavington is in an established commercial industrial precinct of Lavington. Hume Freeway access is conveniently accessible both north and south.

## Utility Services:

All services are available to the site.



## Market

Sales and property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market.

Based on this and Robert Stevens COMMERCIAL property information in a willing but not anxious market 33 Catherine Crescent Lavington would lease in the range \$55,000.00 plus GST and 100 % of outgoings as applicable to the building area.



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### ROBERT STEVENS COMMERCIAL:

Robert Stevens the principal of Robert Stevens COMMERCIAL Real Estate [RSCRE] has been operating in the Albury Wodonga region for the past twelve years as an independent agent.

RSCRE is located at Thurgoona Plaza, 10 Shuter Avenue, Thurgoona NSW and works to achieve the highest and best outcome for the client.

Robert Stevens is Licensed Real Estate Agent in NSW [1075996] and Victoria [065770L] and qualified as a Land Economist with the Australian Institute of Valuers and Land Economists in March 1994 Certificate #559.

### Conclusion:

33 Catherine Crescent Lavington represents an excellent opportunity for long-term lease to a respectable and responsible tenant. Current market indicators show that there is a shortage of suitable premises available.

Robert Stevens COMMERCIAL

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### DISCLAIMER:

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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.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

