

FOR SALE BY PRIVATE TREATY



PROPERTY REPORT

69 Boronia Street North Albury NSW 2640

The Report is to review the market value of the property in a willing but not anxious market.

Offered for sale 69 Boronia Street North Albury is an excellent industrial property with adjoining hard-stand that is ideal for an owner occupier or investor.

This site is in the popular North Albury industrial precinct with national and local business neighbours. The property is ideal for transport and distribution as Boronia Street is a designated B-Double access route from Union Road Lavington to the Hume Freeway Bypass.

Being offered for Sale by Private Treaty this property offers a secure asset, considered to be a “future proof” investment.

Property Information:

69 Boronia Street is developed with a concrete block clad portal frame building with a spring height of approximately 5 metres and an area of 600 m². Access is via roller shutter doors at either end of the building. A small office and amenities are contained at the front of the premises. Adjoined at the eastern side of the main building is an annex building of approximately 170 m² with large swing door, truck service pit and air compressor. Both buildings have three phase power.

A decommissioned UPSS [underground petroleum supply service] is contained at the front of the property. Prospective purchasers are advised to make their own inquiry regarding this installation. No environmental assessment has been carried out to the UPSS.

Site is securely fenced with chain wire fencing and double gates. A separate external WC and carport are on site.

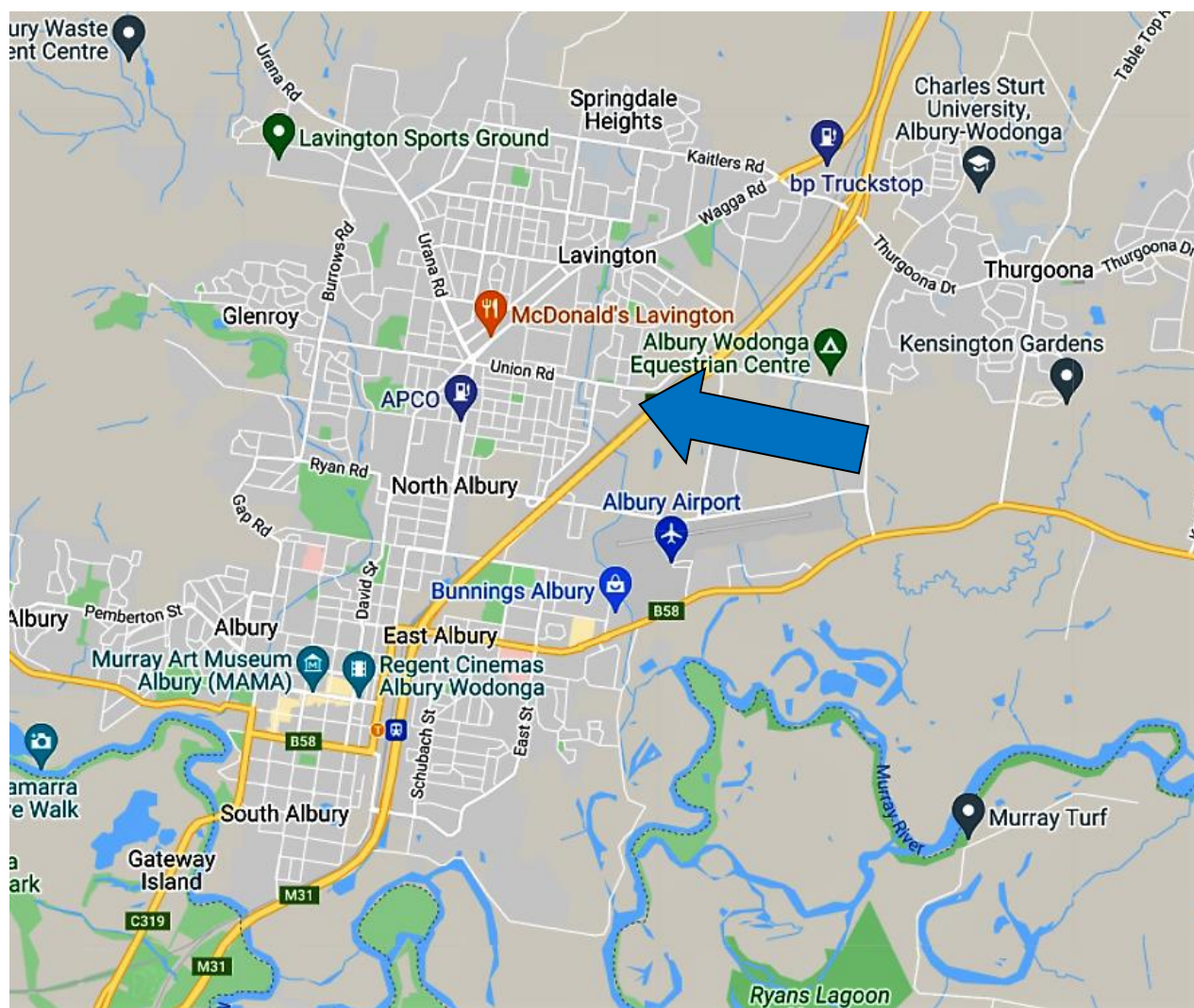
The property is identified as Lot 8 on DP 248607 with an area of 2,505 m².

Planning Zone

Zoning under the Albury LEP Council 2010 Planning Scheme is Light Industrial.



Location – Lavington NSW



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 fifteen 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.

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Market

The joint property is offered to the market at \$1,100,000.00 subject to the special conditions that will be outlined in a Contract for Sale.

The current Owner is offering the property with an existing lease with the opportunity of vacant possession on reasonable terms and conditions.

Conclusion

Future proof investment opportunities in Albury Wodonga are being sought due to interest in the growth in regional precincts.

Robert Stevens COMMERCIAL

REAL ESTATE

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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 public information available.

[https://rscre-my.sharepoint.com/personal/robert_rscre_com_au/Documents/COMMERCIAL REAL ESTATE/FOR SALE/PRIVATE TREATY/BORONIA ST NTH ALBURY - B Couzins/PROPERTY REPORT 6-9-2024.docx](https://rscre-my.sharepoint.com/personal/robert_rscre_com_au/Documents/COMMERCIAL%20REAL%20ESTATE/FOR%20SALE/PRIVATE%20TREATY/BORONIA%20ST%20NTH%20ALBURY%20-%20B%20Couzins/PROPERTY%20REPORT%206-9-2024.docx)

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