



323 Townsend St, South Albury

## PRIME COMMERCIAL LAND & BUILDING

Presenting an excellent opportunity to purchase a prominent commercial property.

Ideal for investors or owner occupiers.

- Land size 721m2
- Located among established commercial businesses
- Reception, office, lunch room, engine / fab room
- 6kW solar system
- Solar auto sensing lights
- Rates \$3,048.80 p/a
- Currently used as a motor vehicle repair business

Please note: Auction and inspections subject to Covid regulations.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price	SOLD
Property Type	Commercial
Property ID	2102
Category	Industrial/Warehouse

### Agent Details

Brendan Lee - 0455 889 998

### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions