



### 174 Princes Highway Albion Park Rail NSW

\* High exposure Service Station located on Princes Highway through Albion Park.

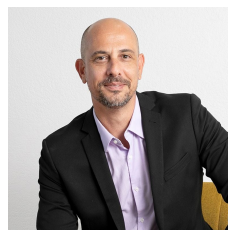
\* Dual income with mechanic at rear.

\* Over 100,000 vehicles pass daily.

\* Potential to extend existing lease or owner occupy.

\* Opportunity not to be missed!

<b>Type</b>	: Retail
<b>Price</b>	: \$ 2,550,000
<b>Building Size</b>	: 500 sqm
<b>Land Size</b>	: 2252 sqm
<b>View</b>	: <a href="https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/albion-park-rail/commercial/retail/8045818">https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/albion-park-rail/commercial/retail/8045818</a>



**Mark Marinelli**  
02 4229 6640