



## PROMINENTLY LOCATED IN THE HEART OF WODONGA CBD

Offices • Retail • Showrooms/Bulky Goods

172 High St, Wodonga, Vic 3690

**Floor Area:** 942 m<sup>2</sup>

**Land Area:** 531.00 m<sup>2</sup> (approx)

### Property Description

Positioned among national retailers and service brands this two-storey building presents a rare acquisition opportunity with great versatility and earning potential.

- Suite 1 leased to Commonwealth of Australia Current rent \$74,724 per annum, Net.
- Future income upside with a potential fully leased income of \$185,000 per annum, Net.
- 12 metre street frontage.
- Building is accessible from both Banovic Lane & Hovell Street at the rear.
- Ideal for investor/owner-occupier/developer.

For further information contact Scott Mann on 0403 014 249 or Corey Finlay on 0422 719 736

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**For Sale**

Price on Application

Sale by Negotiation

### Additional Details

**Tenure Type**

Vacant Possession

**Zoning**

Activity Centre Zone

**awc.**

**Corey Finlay**

0422 719 736

**Scott Mann**

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**AW Commercial Real Estate - WODONGA**

46 Elgin Blvd, Wodonga Vic 3690