



### 9/107-117 High Street Wodonga VIC

- Flexible layout.
- Excellent street exposure.
- Retail or hospitality usage.

Make your mark on the retail or food and beverage scene in Wodonga. Shop 9 Wodonga Place is positioned in the heart of the Wodonga CBD, an area in close proximity to all major services and residential areas. With a 11 metre street frontage, dual tenancy access to the car park, the site is ready to welcome your new venture. Take full creative control of the flexible layout and make this shop your own!

The site offers 108 square metres of internal area with air-conditioning, water and 100A 3-phase power. The shop also has access to a grease trap for a potential food tenancy.

Nearby retailers as part of the complex include Optus, F45, ANZ, Telstra, CBA and Woolworths Supermarket. The first floor offers additional professional office accommodation with 70% currently let.

**Building Size** : 108 sqm  
**View** : <https://www.dixoncre.au/lease/vic/north-eastern/wodonga/commercial/retail/5852113>



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