



## 88 High Street Wodonga VIC

- + Brand new 7 year lease to 2028 plus options to 2038.
- + Fixed 3% annual rent increases, assuring growth.
- + Conveniently situated along the newly reconstructed section of High Street, a major Wodonga arterial road.
- + High profile 240sqm CBD site with an intensive capital fit out.
- + Less than 100 metres from Mann Central, a single supermarket and DDS shopping centre anchored by Coles and Kmart - the \$48 million shopping complex offers an additional 10 specialty stores and over 800 car park spaces.
- + Within 250 metres of Wodonga Place, a neighbourhood shopping centre anchored by Woolworths and complemented by 15 specialty retailers, commercial office tenancies and 187 external carparking spaces.
- + Surrounded by important social infrastructure, including 10 schools within 3km servicing a combined 6,625 full-time students.\*
- + Geographical significance of the area evident through ongoing government expenditure projects; to be completed by 2026, the \$250+ million Junction Place development project is regional Australia's largest urban renewal initiative - upon completion, the project will double the size

**Building Size** : 240 sqm

**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/retail/6669253>



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