



## 198a High Street Wodonga VIC

L.J Colquhoun Dixon Commercial Real Estate are pleased to be able to offer for sale on Friday November 19 at 2:30pm via Auction the former Cafe Grove building in Wodonga.

The building was originally occupied by Wodonga Council as its main office and in recent years was converted to a fully functional café/restaurant.

The property comprises a building area of approximately 500 square metres and is sited on an allotment of approximately 843 square metres.

The sale includes Crown land and also freehold land.

This property represents an amazing opportunity to buy a substantial building in the heart of Wodonga's Central Business District with so many opportunities.

The land has an Activity Centre Zone (ACZ1) with Heritage Overlay (HO47) and Parking Overlay (PO1).

Terms of sale will provide for a 10% deposit with the

**Building Size** : 500 sqm  
**Land Size** : 843 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/retail/6673433>



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