



## 7 Thomas Mitchell Drive Wodonga VIC

Strong occupancy history.  
Favourable rent reviews.  
Potential for future subdivision (STCA).  
Income: \$385,700 pa + GST.  
73% of income derived from daily needs tenants.

+ Fully occupied retail complex approximately 2,545 sqm.  
+ Tightly held investment, same ownership group for 35+ years  
+ Landmark corner site approximately 3,747 sqm across 3 titles with huge dual retail frontage.

Terms: 10% deposit, balance 60 days.

**Building Size** : 2545 sqm  
**Land Size** : 3747 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/retail/6737240>



**Chris Brown**  
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