



## 9 Huon Street Wodonga VIC

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale 9 Huon Street, Wodonga via public auction on Friday May 6th at 2.30pm.

Sold with vacant possession, this offering represents a rare opportunity for owner occupiers and investors alike to acquire a quality industrial premises in central Wodonga, with the flexibility of a residential dwelling on-site.

Sitting on a site of approximately 896 sqm, the site is superbly located 200 metres from High Street, offering approximately 260 sqm of office/warehouse, with a separate 3-bedroom, 1-bathroom dwelling.

Other key features of the facility include:

- Prominent corner location
- Separate street frontage/access to dwelling and warehouse
- Dual Roller Door
- Concrete Hardstand
- Functional office
- Fully air-conditioned
- 3-Phase Power

**Building Size** : 260 sqm  
**Land Size** : 896 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/industrial/6946531>



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