



### 1/49 Stanley Street Wodonga VIC

L.J Colquhoun Dixon Commercial Real Estate are pleased to offer for sale this well presented and superbly positioned commercial office investment on Stanley Street, Wodonga.

The offering presents an attractive opportunity for buyers to purchase a secure commercial office investment within Wodonga's CBD.

The building comprises an area of approximately 200 sqm and is part of a two (2) lot strata complex, ideally positioned behind Wodonga Plaza Shopping Centre and only 600 metres from High Street,

The tenant (CB Debt Consultancy Pty Ltd) entered into a three (3) year lease in November 2021 and has two (2) options of lease renewal, each of three (3) years.

The current rent is \$35,000 per annum plus GST with the tenant paying Municipal Rates and Water Rates. The annual rent is adjusted to CPI with a market review in the first year of any renewed term.

Whether you're purchasing your first investment or looking

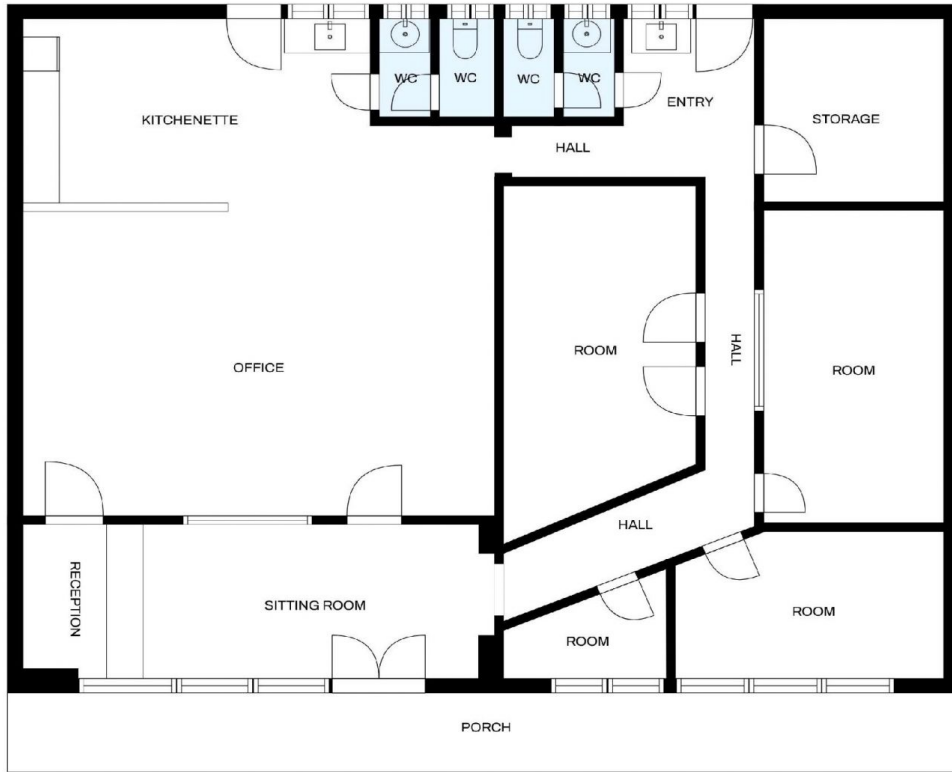
**Building Size** : 200 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7083682>



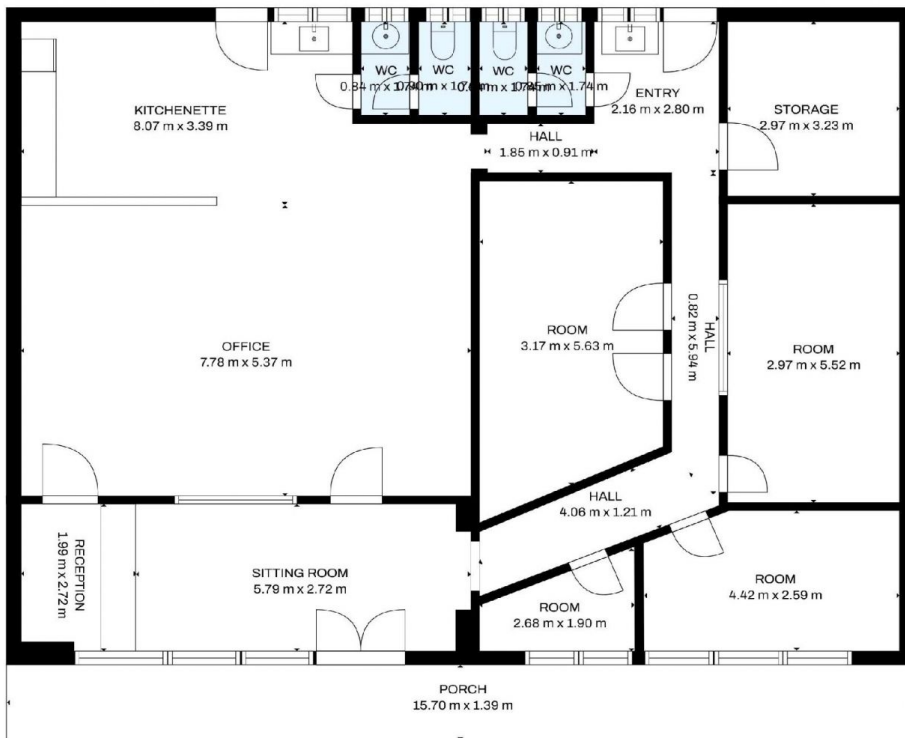
**Chris Brown**  
02 6055 0000



**Oscar Dixon**  
02 6055 0000



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Estimated areas  
 GLA FLOOR 1: 180 m<sup>2</sup>, excluded 33 m<sup>2</sup>  
 Total GLA 180 m<sup>2</sup>, total scanned area 213 m<sup>2</sup>

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