



## 15 Stanley Street Wodonga VIC

- Secure 3 & 5 year leases plus options
- Tenant pays all usual outgoings
- Annual fixed 2.5% & CPI rent reviews

New 5-year lease to Snap Print & Design to 2027 plus options to February 2037.

Snap Print & Design: offering high-quality print and design solutions with over 130 franchises across Australia.

Secure 3-year lease to GJ Gardner Homes to 2024 plus option to June 2027.

GJ Gardner Homes: home builder with over 120 franchises across the globe. Delivering around 1,000 custom homes every year.

Attractive net lease terms with tenants responsible for all outgoings as per the leases.

Immaculate 425sqm\* building with capital intensive fit outs. Strategic 612sqm\* CBD corner site, surrounded by national retailers.

5 on-title car parks with close proximity to abundant council car parking.

Albury/Wodonga is one of Australia's most important regional centres with 100,435 residents, forecast to grow 24.2% by 2036\*\*.

**Building Size** : 410 sqm  
**Land Size** : 612 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7168068>



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