



## 79 High Street Wodonga VIC

Dixon Commercial Real Estate in conjunction with Burgess Rawson are pleased to offer to the market, the Wodonga Medical Centre in Wodonga for sale via National Investment Portfolio Auction 159.

This investment has the following key investment highlights:

- Set-and-forget medical freehold investment.
- Strategic 2,728sqm\* site with 41 on-site car spaces and rear access via Church Street.
- Immaculate 1,213sqm\* facility built in 2010.
- Long 6.8 year WALE.
- Anchored by new 10 year lease to the Family Doctor (network of 80 clinics) and new 5 year lease to Marina Radiology (10 practices).
- 92% of rent from medical and Government tenants.
- Capital intensive tenant fit-outs, including CT scanner and X-Ray.
- Prime location within 200m of Woolworths, Coles and Kmart.

Significant tax depreciation benefits.  
Potential 50% stamp duty saving.

**Building Size** : 1213 sqm  
**Land Size** : 2728 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/healthcare/7462181>



**Andrew Dixon**  
02 6055 0000



**Oscar Dixon**  
02 6055 0000