



19 Stanley Street Wodonga VIC

Dixon Commercial Real Estate in conjunction with Burgess Rawson are pleased to offer for sale via Investment Auction Portfolio 160, 19 Stanley Street, Wodonga.

The property has the following investment highlights:

- Secure 5 + 5 year lease to a government-funded tenant with revenue up 42% in 2022.
- Fixed 3% annual rent increases assuring growth.
- Essential service tenant, 99% government funded.
- Versatile 578sqm* ground floor premises with 27 metre* frontage and brand new tenant funded \$800,000 fit-out.
- Significant tax saving depreciation benefits, with 40% of first years rent potentially tax free.
- Central business district location within 500 metres of Coles, Woolworths, ALDI and Kmart.
- Potential 50% stamp duty saving.
- Net income: \$154,023pa* + GST

* approx

Building Size : 578 sqm

View

: <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7533866>



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