



## 2-4 Wodonga Street Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for sale 2-4 Wodonga Street, via public auction on Friday 9 June at 2.30pm on-site.

The offering presents an opportunity to invest in the short-term and then develop (STCA) in the long-term, comprising a 220 square metres (approx.) workshop that is positioned on a site of approximately 2,440 square metres. The property is offered for sale subject to a lease to Wodonga Transport Pty Ltd.

The site sits superbly in Central Wodonga's tightly held industrial precinct, close to High Street and the Hume Freeway interchange, whilst being easily accessible to the Wodonga CBD.

The pertinent lease details of the investment are listed below:

Tenant: Wodonga Transport Pty Ltd

Lease: Two (2) years commencing 13 December, 2022

Option: Two (2) years

Rent: \$33,000 per annum (plus GST and outgoings)

Rent Reviews: Annual CPI Increases

**Building Size** : 220 sqm  
**Land Size** : 2440 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/industrial/7563896>



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