



9 Stanley Street Wodonga VIC

This immaculate 734 sqm* recently renovated facility, with brand new upstairs fit-out and upgraded elevator equipment is currently occupied by Wodonga X-ray and Upper Murray Family Care.

Secure 5-year WALE plus options with set-and-forget net lease structures with tenants responsible for all outgoings excluding Land Tax.

600 sqm* freehold site with dual entry and direct access to 82 shared car spaces in addition to 5 on title car spaces.

High-profile CBD location with Woolworths, Coles, Kmart, KFC and Chemist Warehouse all within 250 metres*.

Net Income: \$187,302 pa* plus GST.

*approximately.

Building Size : 734 sqm
Land Size : 600 sqm
View : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7586592>



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