



## 7 Osburn Street Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for sale 7 Osburn Street, Wodonga at Auction on Friday 3 November, 2023 at 2:30pm on-site.

The property comprises a total site area of approximately 4,261 square metres, including a building area of approximately 2,318 square metres.

The improvements consist of approximately 218 square metres of office/showroom space, with the balance of the building comprising approximately 2,100 square metres of clear span warehouse.

### Lease Details:

Tenant: Ryebucks Portables Pty Ltd  
Annual Rent: \$185,657.40 as of November 2023  
Lease Commencement: 1 February 2021  
Lease Tenure: Five (5) years  
Option: Five (5) year option thereafter  
Annual Rent Review: 3% annually

In addition, the property boasts drive-through access between Osburn Street and Michael Drive, heavy duty

**Building Size** : 2318 sqm  
**Land Size** : 4261 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/industrial/7761802>



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