



### 38-40 High Street Wodonga VIC

Dixon Commercial Real Estate in conjunction with Burgess Rawson are pleased to offer to the market 38-40 High Street (corner Huon Street), Wodonga VIC for sale via Expressions of Interest closing on Thursday 7 December, 2023 at 3pm as part of the Burgess Rawson Portfolio Campaign 165.

**Price** : Contact Agent  
**Building Size** : 3170 sqm  
**Land Size** : 2811 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7801692>

The property has the following key highlights:

- Commanding 3,170sqm\* two level freehold building incorporating lift.
- Diverse income streams from government, medical, corporate, retail and fitness fields.
- Anchored by VIC Gov Dept of Education with recent \$400k tenant funded fit-out upgrade.
- 20 Immaculate corporate office suites on level 1 with reception, boardroom and kitchen.
- Fixed 3% annual rent increases and annual CPI reviews.
- Important 41 secure on-title car spaces including 16 undercover car spaces.
- Significant 2,811sqm\* corner site across two titles with huge 107 metre\* combined street frontage.
- High profile CBD position on busy High Street with



**Oscar Dixon**  
02 6055 0000



**Andrew Dixon**  
02 6055 0000