



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