



### 3 Stanley Street Wodonga VIC

Dixon Commercial Real Estate are pleased to offer for sale 3 Stanley Street, Wodonga, via public auction on Friday 12 April, 2024 at 2:30pm on-site.

Investors have an opportunity to acquire this central Wodonga office investment with 37 tenancies generating a current gross income of approximately \$164,569 per annum plus GST.

With a solid history of tenant retention, there is significant rental growth opportunity with full occupancy.

This functional double-storey office building of approximately 810 square metres includes a reception area, boardrooms, meeting rooms and amenities on both levels. This offering presents a rare opportunity for investors or owner occupiers to acquire a superb office building in the heart of Wodonga's CBD.

Key features include:

- Site area approximately 624 square metres
- Stanley Street frontage of approximately 18 meters
- Secure and diversified investment

**Price** : \$2,300,000  
**Building Size** : 810 sqm  
**Land Size** : 624 sqm  
**View** : <https://www.dixoncre.au/sale/vic/north-eastern/wodonga/commercial/offices/7943210>



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