

1/33 Hovell St, Wodonga, VIC 3690

Leased - \$132,000

Warehouse



## WHEN POSITION MATTERS

Superbly positioned on the corner of Hovell and Osburn Streets in Wodonga - the location itself will take care of marketing.

On offer in the main building totaling 245 sqm - consisting of 195 sqm mezzanine space with an additional 100 sqm ground floor with a section of yard/rear parking. Downstairs has the potential to be sectioned into 2x 50m<sup>2</sup> areas with their own disabled amenities, and provisions for a kitchenette can be added.

Off-street ample parking and well positioned within the local industrial zone, customers will be plentiful.

Other features include:

- Signage opportunity
- Dual driveway access with on-site parking
- On-site amenities to main building infrastructure

Central location with high exposure

Flexible tenancy options with partial owner contribution to fit out as negotiated.

Please contact Natalee Willson on 0428 249 222 or 06 2024 9222 with any further queries, or to arrange a private inspection.

**Open for Inspection**

By Appointment.

## Listed By

Natalee Willson

William Bonnici  
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Listing Number: 3303892

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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