

7 High St, Wodonga, VIC 3690

\$1,100,000

Medical/Consulting



WODONGA STARTS HERE

It's an absolute pleasure to offer to the market 7 High St Wodonga. This classic red brick building, circa 1859, was the original site of Wodonga's Court House, Police residence and Gaol.

Recently transformed into a modern office, this space incorporates a reception, two private offices, a boardroom, two toilets including an all-abilities toilet, kitchenette, a large open plan office approx. 70m2 and mezzanine of approx. 32m2. There is also a common area courtyard and four dedicated car parks.

Currently leased to a leading architectural firm until March 2025, with an additional income from the onsite Brekkie Box, leased until June 2027, the current yield is \$63,000 pa plus GST and outgoings.

This prominent corner site at the northern entrance to Wodonga would be a perfect addition to your investment portfolio or for those looking for a commanding position for their own enterprise.

With a new OTR service station and convenience store soon opening across the road, along with easy access to the Hume Freeway and the Albury/Wodonga CBD - this is an opportunity not to be missed.

Investors, please call and speak to our Commercial Leasing Manager, Natalee Willson 0428 249 222, to help you grow your investment portfolio.

Open for Inspection

By Appointment.

Listed By

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Natalee Willson

