



Secure Entry Level Investment Within Victorias Fastest

Sold

Contact Agent

Sold: Thu 11-Nov-21

Retail • Other

Rock n Roll Roasts, 88 High Street, Wodonga, Vic 3690

Floor Area:

240 m²

Land Area:

327.00 m² (approx)



Property Description

- **Brand New 7 Year Lease until 2028**
- **Modern 327 sqm CBD site**
- **Fixed 3% Annual Rent Increases**

+ Brand new 7 year lease to 2028 plus options to 2038.
+ Fixed 3% annual rent increases, assuring growth.
+ Conveniently situated along the newly reconstructed section of High Street, a major Wodonga arterial road.
+ High profile 327sqm CBD site with an intensive capital fit out.
+ Less than 100 metres from Mann Central, a single supermarket and DDS shopping centre anchored by Coles and Kmart – the \$48 million shopping complex offers an additional 10 specialty stores and over 800 car park spaces.
+ Within 250 metres of Wodonga Place, a neighbourhood shopping centre anchored by Woolworths and complemented by 15 specialty retailers, commercial office tenancies and 187 external carparking spaces.
+ Surrounded by important social infrastructure, including 10 schools within 3km servicing a combined 6,625 full-time students.*
+ Geographical significance of the area evident through ongoing government expenditure projects; to be completed by 2026, the \$250+ million Junction Place development project is regional Australia's largest urban renewal initiative – upon completion, the project will double the size of Wodonga's CBD.**
+ City of Wodonga: Victoria's fastest growing regional city with population forecast to grow 29% to 57,314 by 2036.***
+ Potential 50% stamp duty savings.
+ Net Income: \$52,507 pa

For Sale by Investment Portfolio Auction
11.15am (AEDT) Thursday 11 November 2021

*GapMaps

**Development VIC GOC

***Forecast.id

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Rock n Roll Roasts, 88 High Street, Wodonga, Vic 3690



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