



**13 Elgin Boulevard Wodonga VIC**

Directly opposite recently completed "Mann Centre" K Mart & Coles Supermarket in the heart of the pulsating CBD of Wodonga.

This retail shop with huge display and retail area, three cool rooms, loading bay, male and female toilets and staff garden area on an approx 550m<sup>2</sup> allotment.

Cherry ripe for redevelopment (STCA) this property offers Vacant Possession and sits within the rapidly redeveloping Wodonga CBD retail and residential precinct.

Successfully owned and operated produce store for in excess of 35 years by the one family, this is an opportunity for investors of every ilk.

Inspection by appointment.

Terms 10% deposit Balance 60 days or earlier by agreement.

**Price** : \$ 695,000  
**Building Size** : 150 sqm  
**Land Size** : 550 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/wodonga/commercial/retail/5837507>



**Mark Rosevear**  
0260 561 888