



## 36-42 Hovell Street, WODONGA 3690

*Centrally Located Site*

### Premises:

Area m<sup>2</sup>: 7,014

### Rent PA:

Outgoings: N/A

### Contact:

**Corey Finlay**

0422719736

corey@awcommercial.com.au

### Scott Mann

0403014249

scott@awcommercial.com.au

### Description:

Within close proximity to Wodonga's CBD, this versatile site is suited to an array of commercial usages.

The site could be occupied by one or multiple business', partially sold off to recover construction costs or held and developed over stages.

Positioned on major arterial, Hovell Street is the outer ring road for Wodonga's CBD and benefits from significant passing trade.

The current owners are seeking interest from potential occupiers with the intention to purpose build to suit tenants requirements (STCA).

Total Site Area 7,014 sqm

Zoning - Industrial 1

Contact Corey Finlay 0422 719 736 or Scott Mann 0403 014 249 for further information

Property Code: 110

[awcommercial.com.au](http://awcommercial.com.au)

Scott Mann 0403 014 249 | Corey Finlay 0422 719 736 | A Unit 3, 46 Elgin Bvd, Wodonga, VIC, 3690

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