



## 170 High Street, WODONGA 3690

*Prominent CBD Office / Retail Opportunity in Wodonga's CBD*

### Premises:

**Area m<sup>2</sup>:** 523  
**Rent PA:** \$185,000  
**Outgoings:** \$5,230,000

### Contact:

**Scott Mann**  
0403014249  
scott@awcommercial.com.au

### Corey Finlay

0422719736  
corey@awcommercial.com.au

### Description:

Formerly ANZ Bank this substantial building offers versatility & enormous scope for a multitude of uses.

Positioned in the prime block of High Street & adjoining thoroughfare Banovic Lane the site offers generous frontage to the strip plus rear access to extensive car parking.

Immediate adjacencies include; RACV, Newsagency, Bendigo Bank & Terry White Pharmacy.

The building is fully air-conditioned throughout and is offered with an extensive quality commercial fit-out in place.

Ground Floor 398.5 sqm.  
First Floor - 124.5 sqm.  
Zoning - CZ1

For more info or an inspection please call Scott 0403 014 249 or Corey 0422 719 736

Property Code: 5

[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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