



## 373-375 Wagga Road, LAVINGTON 2641

*Absolute Prime Commercial Site | Major Arterial Road*

**Premises:**  
**Area m<sup>2</sup>:** 4,672  
**Rent PA:**  
**Outgoings:** N/A

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

**Corey Finlay**  
0422719736  
corey@awcommercial.com.au

### Description:

Expressions of Interest are sought from prospective occupiers of a purpose built retail / showroom facility to be constructed on this site.

Positioned on the corner of Wagga & Kaylock Roads an outstanding opportunity exists for the astute retailer co-locate with major national brands including Woolworths Petrol+, KFC, IMO and ALDI (Hungry Jacks coming soon on adjoining site).

Now the geographical centre of Albury Wodonga, Lavington is well positioned amongst established residential areas and at the doorstep to the residential growth corridor of the region.

Area - 4,672 sqm approx.

Zone - B4 Mixed Use

Frontage to Wagga Road of 66M & Kaylock Road of 58M.

Ideal bulky goods site with massive exposure to passing traffic and adjacent Lavington Square Shopping Centre.

For more information contact Scott Mann 0403 014 249 or Corey Finlay 0422 719 736 for more information.

[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

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, AW Commercial has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law AW Commercial accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.awcommercial.com.au](http://www.awcommercial.com.au).