



9 Elgin Boulevard, Wodonga VIC 3690

## ICONIC BAKERY/CAFE - 30+ YEARS IN OCCUPATION

- \* New 5 year lease to 2020 plus options through to 2030
- \* Annual CPI rent reviews
- \* Modern 600m2 single level building, with capital intensive tenant fit-out
- \* Strategic site within Wodonga's CBD opposite the \$65million Mann Central (under construction) anchored by Coles & Kmart
- \* Prime 708m2 site
- \* Commercial 1 Zoning - Premium retail
- \* Tenant pays all usual outgoings except Land Tax
- \* Henri's Bakery: A Wodonga institution over 50 years - famous for the world's largest rolling pin
- \* Rent: approx. \$108,098p.a.
- \* Interstate & local bidding by prior arrangement

Retail

FOR SALE

600sqm

Auction 11:00am AEDT We



**Sales Team**

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