

FOR LEASE -



## Property Report – 73 Thomas Mitchell Drive, Wodonga Vic 3690 Property Information

### Property Information

73 Thomas Mitchell Drive, Wodonga is an established strata property located in a prime location of the central commercial precinct of Wodonga.

THURGOONA PLAZA, 10 SHUTTER AVENUE  
THURGOONA NSW 2640  
M. 0418 391 976  
P. 02 6043 3088  
[ROBERT@RSCRE.COM.AU](mailto:ROBERT@RSCRE.COM.AU)  
[WWW.RSCRE.COM.AU](http://WWW.RSCRE.COM.AU)

## Synopsis

Marshane Media has occupied the premises for many years and are relocating. The property is available for Lease in the central location adjacent to Bumble Bee Child Care Centre located on Thomas Mitchell Drive Wodonga in the commercial 2 zone business precinct of Wodonga.

This report is to review the property in a willing but not anxious market.

## Title Particulars

Land is identified 73 Thomas Mitchell Drive, Wodonga. Land is identified as Lot 4 on RP 15944 Volume 1077 Folio 494 and consisting of one land parcel that is a strata plan with shared common area.

Land is slightly irregular in shape with a frontage of approximately 18 metres to Thomas Mitchell Drive and a depth of 70.94 metres.





## Development

Existing on the site is an industrial building circa 1970's.

Construction is portal frame with metal roof, metal side dado walls and concrete floor. Separated into two sections with a concrete block wall. The rear section contains two electrically operated roller doors while the front section has side access also with electrically operated roller door.

Amenities include a front office/showroom, securely fenced front yard and common area parking between the two buildings located on the site. Parking area is bitumen with a concrete par entry to the building.

Planning zoning for the site is Commercial 2 [C2Z] allowing for most commercial activities subject to the approval of the Responsible Authority, Wodonga City Council.





ROBERT STEVENS  
COMMERCIAL REAL ESTATE

## Location



73 Thomas Mitchell Drive Wodonga is located within the central business commercial/industrial precinct of Wodonga. This precinct has been developed to accommodate both several small mixed-use businesses together with larger industrial supply facilities.

## Utility Services

All services are available to the site. Electrical supply to the site is at capacity limit that may prevent some industrial activity. The supply is attached to the building and distributed to each of the strata complexes located on the site.

THURGOONA PLAZA, 10 SHUTER AVENUE  
THURGOONA NSW 2640  
M. 0418 391 976  
P. 02 6043 3088  
[ROBERT@RSCRE.COM.AU](mailto:ROBERT@RSCRE.COM.AU)  
[WWW.RSCRE.COM.AU](http://WWW.RSCRE.COM.AU)



## Market Rent

Sales and property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market or changing registered proprietors.

The property is available for lease at \$70,000.00 per annum plus outgoings and GST [if applicable] as a complex. Alternately the sections are for rent separately with the rear portion of 360 m<sup>2</sup> for lease at \$27,000.00 per annum and the front portion of 460 m<sup>2</sup> at \$43,000.00. Each section would be allocated outgoings proportionate to the area occupied plus GST.

## Conclusion

73 Thomas Mitchell Drive, Wodonga presents an excellent location that should continue to increase in popularity with the development of the surrounding area.

Robert Stevens

**Robert Stevens COMMERCIAL  
REAL ESTATE**

Thurgoona Plaza, 10 Shuter Avenue  
THURGOONA NSW 2640

**M. 0418 391 976**

**P. 02 6043 3088**

robert@rscre.com.au

*Vic Licence – 065770L, NSW Licence – 1075896, Auctioneer*

## Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

All measurements have been supplied by Property Owner or sourced from publicly available information.

C:\Users\Robert Stevens\Documents\COMMERCIAL REAL ESTATE\PROPERTY MANAGEMENT\Thomas Mitchell Drive 73 Wodonga - Helen Byron\Thomas Mitchell Drive 73 Wodonga - Helen Byron\PROPERTY LEASE IM VI 25-10-2021.docx

THURGOONA PLAZA, 10 SHUTER AVENUE  
THURGOONA NSW 2640  
M. 0418 391 976  
P. 02 6043 3088  
[ROBERT@RSCRE.COM.AU](mailto:ROBERT@RSCRE.COM.AU)  
[WWW.RSCRE.COM.AU](http://WWW.RSCRE.COM.AU)