



**NEWTONS**

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# INVESTMENT SALE

**Twin Cities Ten Pin Bowl & Function Centre**  
Secure Lease to 2024, plus Options

**9% Plus Return**



**Cnr. Murray Valley Hwy. & Sanyo Dr. Wodonga Vic**  
**PRICED TO SELL AT \$1.4 MILLION**

Note: The information contained in this brochure has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor and its agents will not be held responsible for any error or mis-description which may appear herein. Prospective purchasers are thus advised to make whatever investigation they deem necessary. All dollar amounts exclude GST unless otherwise stated.

# INVESTMENT PROPERTY INFORMATION

## Description

A Very substantial 1,520 sqm (approx) purpose built building with 14 lane bowling alley. Wodonga Ten Pin is the premier Bowling and Family Entertainment – Function Centre for the Albury Wodonga and surrounding region.

## Location

A well exposed corner site with Murray Valley Highway exposure and Sanyo Drive access, positioned only a kilometre from Wodonga's thriving City Centre. Serving both Wodonga and Albury, with a total trade area catchment of 100,000 people and growing.

## Tenancy Details

- Leased to established Tenant to 30/04/2024, plus 2x5 year options to 2034.
- 3% fixed annual increases with market review on 01/05/2019 and at each option.
- Tenant pays all outgoings except Land Tax (\$685 on single holding basis).

## Total Rental Income

\$127,506.35 (approx.) per anum from 1/05/2016

## Title Details

Volume 10392 Folio 910, being Lot 1 on Plan of Subdivision 414964B.

## Land Area

A huge 7,178 sqm site, with frontages totaling approx. 242 metres to the Chapple Street - Murray Valley Highway and Sanyo Drive.

## Zoning

Industrial 1, with abuttal to a Road 1 zone, under the Wodonga Planning Scheme.

## For Further Information

### Exclusive Selling Agents:

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