



427 Wagga Road Lavington NSW

Dixon Commercial Real Estate are pleased to offer for sale 427 Wagga Road, Lavington via public auction on Friday 26 July at 2:30pm on-site.

With a site area of 3,925 sqm, this freehold investment is prominently positioned on Wagga Road with frontage along McDonald Road to Griffith Road, Lavington. The offering provides a rare opportunity to acquire a property with a diversified mix of tenancies, and an opportunity for further rental growth.

This fully leased investment comprises six (6) separate tenancies totalling a net lettable area of approximately 2,089 sqm, with Marshall Batteries prominently positioned on the corner of Wagga Road and McDonald Road, and the other five (5) tenancies positioned along McDonald Road to Griffith Road.

The current Gross passing income is \$170,885.00 per annum plus GST, with varying short and long-term tenures.

[For full version visit the website](https://www.dixoncre.au)

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| Type | : Retail |
| Building Size | : 2089 sqm |
| Land Size | : 3925 sqm |
| View | : https://www.dixoncre.au/sale/nsw/murray-region/lavington/commercial/retail/8046259 |



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