



1A Dillon St, Cobram



### Prime 1620m2 Site - Develop or Occupy

Large 1626 square metre block with 30 metre frontage to Dillon Street, ideally positioned close to the town centre and the future supermarket/shopping complex.

Improvements include well equipped 29m x 8m shed with office, "smoko" area, toilet, heating and cooling, sliding and roller door access, and a 2.8 metre skillion. Separate 10m x 7m shed with concrete floor and power. All services connected, securely fenced, graveled yard, and easy vehicle access.

Perfect for the tradesman, or a prime development site.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$440,000
<b>Property Type</b>	commercial
<b>Property ID</b>	2995
<b>Land Area</b>	1,626 m2
<b>Warehouse Area</b>	248 m2

#### Agent Details

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#### Office Details

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