



3721 Murray Valley Hwy, Cobram



## PRIME HIGHWAY EXPOSURE!!

COBRAM - HIGH PROFILE - FREEHOLD INVESTMENT

- ~ Secure new lease with options. \$26,000 P/A + GST + Outgoings
- ~ Total land area approx. 3719 square metres, corner site with excellent highway exposure, off street parking and heavy vehicle access
- ~ Approx. 15x18m Colorbond shed with concrete flooring and 3 phase power, 4m high front sliding door, separate office block, secure fenced yard.
- ~ Industrial 1 zone
- ~ Prime Location - Great investment opportunity

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.

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<b>Price</b>	\$550,000 + GST
<b>Property Type</b>	commercial
<b>Property ID</b>	3600
<b>Office Area</b>	1 m2
<b>Warehouse Area</b>	1 m2

### Agent Details

Andrew Jenkins - 0428 570 717  
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### Office Details

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