



**22-24 Station St, Cobram**



## Great Busy Location

Situated in a busy street location near Local busy pub, Moira shire offices, Vic roads and Woolworths supermarket.

This vacant shop has a large shop front offering plenty of exposure for foot traffic.

Floor plan approx. 290m2 - large open space with air conditioning, offices, back storage room, toilets and kitchenette. Previous tenants had a Thai restaurant, building may be beneficial for next restaurant business.

Rear access with private laneway and new automatic gate recently installed yard approx. 150m2.

Free month's rent can be negotiated to help secure a tenant.

Great Shop, give us a call today to arrange a walk through!

440 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	4343
<b>Land Area</b>	440 m2

### Agent Details

Amanda Ramsay - 0439 533 292

### Office Details

Cobram  
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