



43 Station St, Cobram



## Prime Commercial Investment Opportunity

Introducing an exceptional opportunity for astute investors and business owners alike. This commercial property boast an enviable set of features that make it an attractive investment. Located in a highly sought-after area close to the town centre, opposite the Moira Shire, next to Vic Roads, and in close proximity to a Woolworths supermarket, this property offers excellent exposure and convenience.

**Property Features:** This property provides flexibility for owners to either run their own business or lease shop out.

**Well-Presented:** The property has been well maintained and is presented in a good condition, creating an inviting environment for customers and clients.

**Rear Laneway Access:** Benefit from convenient rear laneway access, allowing for efficient deliveries and additional parking options.

**Ample Parking:** With parking available at the front and rear of the property, customers and tenants will have no trouble finding convenient parking spaces.

**Commercial Hub:** The property's strategic location near Vic Roads and Woolworths, combined with its proximity to the town centre, ensures a steady flow of foot traffic and potential customers.

Whether you are an experienced investor seeking a lucrative opportunity or an entrepreneur looking for a prime location to establish your business, this commercial property ticks all the boxes. With potential

202m<sup>2</sup>

<b>Price</b>	\$400,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	4549
<b>Land Area</b>	202 m <sup>2</sup>

### Agent Details

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### Office Details

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leasing opportunity, well-presented shop, rear laneway access, and excellent proximity to key amenities make it an attractive proposition for any discerning buyer.

**Don't miss out on this outstanding commercial investment opportunity. Contact us today to arrange a private viewing or to obtain further information.**

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.

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