



4 Park Ct, Cobram



## Prime Commercial Land Opportunity – Next to Cobram Village Shopping Centre

An exceptional opportunity to secure a significant commercial development site in one of Cobram's most high-profile locations.

Located directly beside the recently completed Cobram Village Shopping Centre, this expansive 8,764m<sup>2</sup> (approx. 2.2 acres) allotment is zoned Commercial 2, offering excellent flexibility for a wide range of uses (STCA).

Surrounded by well-established businesses and benefiting from high traffic exposure, this prominent site boasts easy access, great visibility and a position that places your future development at the heart of Cobram's commercial precinct.

### Key Features:

- Substantial land area: 8,764m<sup>2</sup>
- Flexible Commercial 2 Zoning suitable for a variety of uses (STCA)
- Prime position next to the Cobram Village Shopping Centre (featuring Coles & specialty stores)
- Existing shed with a floor area of approx. 200m<sup>2</sup>
- Surrounded by a number of established businesses

Opportunities of this scale and location are rarely offered. Whether you're looking to develop now or landbank for the future, this is a strategic investment in Cobram's thriving commercial precinct.

📏 8,764 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	5061
<b>Land Area</b>	8,764 m2
<b>Warehouse Area</b>	200 m2

### Agent Details

Andrew Jenkins - 0428 570 717  
Jake Jenkins - 0428 217 898

### Office Details

Cobram  
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Enquire today to secure this premium development site.

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