



Prime Commercial Investment – Longstanding Tenant, Premium Location

An exceptional opportunity to secure a quality commercial property in a tightly held location!

This solid, well-maintained building is set in the heart of a thriving commercial precinct, surrounded by a number of established businesses. With a very well-established and long-standing tenant already in place, this is a set-and-forget investment with immediate income and long-term appeal.

Key Features:

- Secure lease to a proven, long-term tenant
- Current monthly rental return of \$1,905.32
- Prime location with excellent exposure
- Surrounded by established businesses and strong local foot traffic
- Solid and very well-maintained building
- Convenient rear access for deliveries or additional parking

Whether you're expanding your investment portfolio or seeking a reliable commercial asset, this property ticks all the boxes.

Enquire today – opportunities like this don't last long.

1 160 m2

Price	\$400,000
Property Type	Commercial
Property ID	5071
Land Area	160 m2
Office Area	160 m2

Agent Details

Andrew Jenkins - 0428 570 717
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Office Details

Cobram
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