



## 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

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

### Agent Details

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

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
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03 5871 1025



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