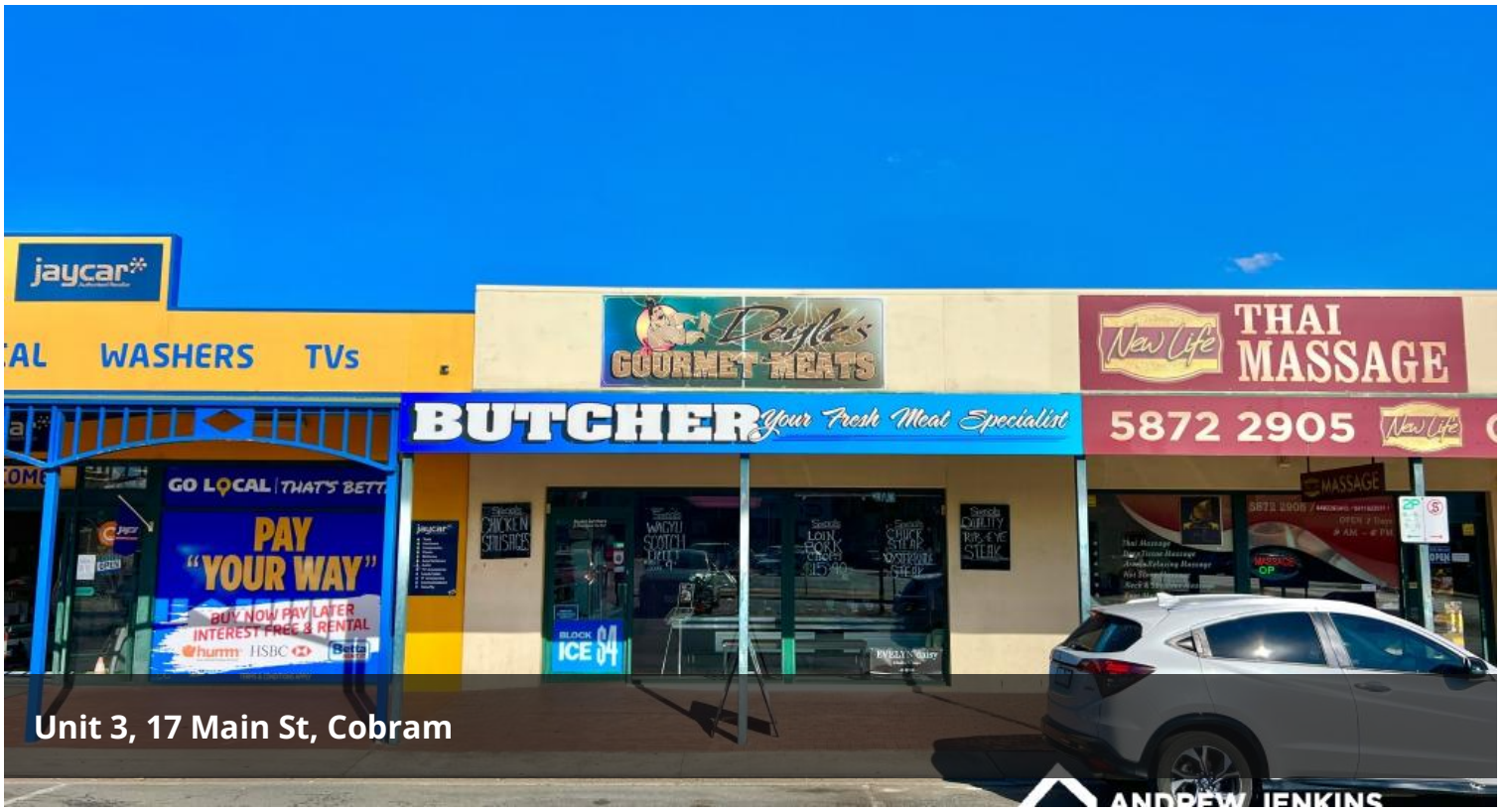
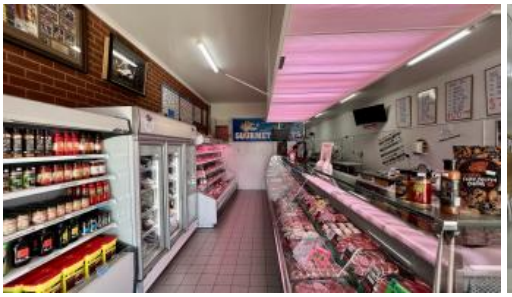








Prime Commercial Investment – Longstanding Tenant, Premium Location

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 rental return of $23,909pa
- 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 160m2

Price	$385,000
Property Type	Commercial
Property ID	5071
Land Area	160 m2
Office Area	160 m2

Agent Details

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

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025

ANDREW JENKINS
REAL ESTATE

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.