



Unit 1, 17 Main St, Cobram

ANDREW JENKINS



High-Exposure Corner Commercial Property

A rare opportunity to secure a prominent corner commercial property in a thriving business precinct. Whether you're an investor seeking reliable returns or an owner occupier looking for a high-profile premises, this versatile site delivers.

Key Features:

- Prime Corner Position – Dual Street frontage for maximum visibility and signage potential
- Surrounded by Established Businesses – Benefit from strong local foot traffic and a thriving commercial environment
- Current monthly rental return of \$1,787.20 + outgoings
- Versatile 150m² Site – Well-suited for a wide range of business uses

A quality, low-maintenance property in a prime location. Don't miss this opportunity, contact us today to inspect or request more 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

150 m²

Price	\$450,000
Property Type	Commercial
Property ID	5084
Land Area	150 m ²
Office Area	150 m ²

Agent Details

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

Office Details

Cobram
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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.