

Just Listed



1/3 Bank St, Cobram



## Prime Corner Commercial Freehold – High Exposure, Quality Tenant

This is a rare opportunity to secure a prime corner commercial property in a blue-chip Cobram location. Currently tenanted to a highly popular and long-standing beauty salon with a very large client base. This is a prime commercial investment for any portfolio.

### Key Features

- High exposure corner site with rear access
- Large land area of 369m2 (approx.) with flexible commercial 1 zoning
- Quality building with a floor area of 100m2 (approx.)
- Currently tenanted by a well-established and long-standing beauty business
- Prime location surrounded by a number of established local businesses

With its generous land size, flexible access and prime tenant, this property offers exceptional investment appeal and long-term growth potential.

369 m2

|                      |            |
|----------------------|------------|
| <b>Price</b>         | \$420,000  |
| <b>Property Type</b> | Commercial |
| <b>Property ID</b>   | 5151       |
| <b>Land Area</b>     | 369 m2     |
| <b>Office Area</b>   | 100 m2     |

### Agent Details

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

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
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