



4 Jordan St, Cobram



Prime Commercial Opportunity – High-Exposure Location with Exceptional Access

Positioned in a prime location close to local supermarkets, successful local businesses and close to the highway, this high-quality commercial property offers outstanding visibility, easy truck access and ample yard space, making it ideal for a wide range of businesses.

Property Features:

- **Land Size:** 1,990m²
- **Building Ground Floor:** 662m²
- **Mezzanine Level:** 166m²

Key Improvements:

- Large, welcoming showroom with plenty of natural light!
- Three offices fitted with custom-built joinery, desks, and cupboards
- Boardroom
- Lunchroom with water boiling unit
- Male toilets & urinals
- Female toilet
- Disabled toilet
- Additional store/rear office
- Library room behind the lunchroom

📏 1,990 m2

Price

\$850pw Plus GST & Outgoings

Property Type

Commercial

Property ID 5208

Land Area 1,990 m2

Warehouse Area 662 m2

Agent Details

Amanda Ramsay - 0439 533 292

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025



ANDREW JENKINS
REAL ESTATE

- Mezzanine storage over office area

Technology & Services:

- Gigabit data network to all offices
- Data rack installed
- NBN fibre-to-the-premises
- Full air-conditioning to office and showroom spaces
- CCTV system
- Security alarm
- 3-phase power

External Features:

- Excellent truck access
- Plenty of yard space
- Highly convenient, high-traffic location close to major retailers and key transport routes

This is a rare opportunity to secure a versatile commercial property with strong exposure, modern infrastructure, and room to grow.

Enquire today for further details or to arrange an inspection.

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