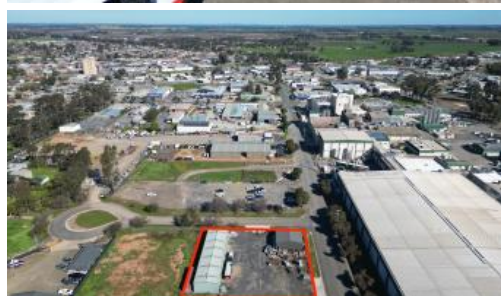


Just Listed



10 Dillon Street, Cobram



Prime Cobram Industrial Opportunity – Investment or Owner Occupier

Positioned in a prime Cobram location surrounded by established businesses, this 2,239m² approx. Industrial 1 zoned corner property offers an outstanding opportunity for both investors and owner-occupiers.

Featuring two substantial sheds and dual street frontage, the property provides excellent flexibility for a range of commercial, industrial, storage and workshop uses (STCA).

The larger 36m x 9m approx. shed is currently tenanted, returning approximately \$21,800 per annum, and includes a concrete floor, three-phase power, lighting and four sliding doors.

The second 12m x 12m approx. Colorbond shed features a concrete floor and three roller doors, providing valuable additional space for storage, vehicles, machinery or owner-occupier use.

With its Industrial 1 zoning, established commercial surrounds, generous landholding and existing rental income, this is an excellent opportunity to secure a quality commercial property in Cobram.

Whether you're looking to invest, establish your business premises or secure a property offering both income and flexibility, this property is well worth inspecting.

2,239m²

Price	\$700,000
Property Type	Commercial
Property ID	5400
Land Area	2,239 m ²
Warehouse Area	468 m ²

Agent Details

Jake Jenkins - 0428 217 898

Andrew Jenkins - 0428 570 717

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.