







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	SOLD for $675,000
Property Type	Commercial
Property ID	5400
Land Area	2,239 m2
Warehouse Area	468 m2

Agent Details

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REAL ESTATE

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