



## FREEHOLD PROPERTY & BUSINESS - COBRAM TYREPOWER

Tyrepower: Australia's Largest Independent Tyre Retailer

Located on approximately 2165m<sup>2</sup> of land with a generous 43.5m frontage to Colgan Street, this well-presented property includes approx 740m<sup>2</sup> underroof. The premises feature a fully equipped workshop, a large undercover drive-through section, an office, a showroom, and ample storage areas. The entire yard is concreted, ensuring easy vehicle access and off-street parking.

This long-established business boasts a solid trading history and an excellent customer base in a thriving Murray River tourist town. Since August 2022, the business has been operated solely by a husband-and-wife team, focusing primarily on selling tyres and wheels. It is now poised for new operators to capitalise on its established reputation and significant growth potential.

Northern Tyrepower Cobram is situated in a prime commercial location, opposite the soon-to-be-opened Cobram Village Shopping Centre, which will include Coles, Chemist Warehouse, and 14 specialty shops. This new development promises to ensure a high volume of trade year-round.

This is a fantastic opportunity to join Tyrepower, the most trusted name in tyres, and grow an already successful business while securing a prime freehold property.

2,165 m<sup>2</sup>

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	4859
<b>Land Area</b>	2,165 m <sup>2</sup>
<b>Warehouse Area</b>	740 m <sup>2</sup>

### Agent Details

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### Office Details

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**Additional Opportunity:** An adjoining vacant 1100m<sup>2</sup> block is also available for purchase.

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.

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