

Under Contract



73-77 Karook St, Cobram



### PRIME LOCATION – INDUSTRIAL LAND & SHED

Andrew Jenkins Real Estate are delighted to offer For Sale this rare opportunity to secure a prime piece of industrial real estate in Cobram's sought-after industrial estate. Whether you're an investor, developer, or owner-occupier, this property offers incredible potential.

Key property attributes:

- > Generous land size of 8,540sqm\* with frontage of 70m\*
- > Well-constructed 24m x 12m shed with 6-inch concrete floor, 3-phase power & separate toilet
- > Highly sought-after industrial 1 zoning
- > Prime location and rarely available
- > Ideal for investors, developers or owner occupiers

\* approx.

\* Offers prior to auction will be considered

For all enquiries or to arrange a private inspection, please contact Andrew Jenkins Real Estate on (03) 5871 1025.

8,540 m2

**Price** \$850,000 - \$900,000  
**Property Type** Commercial  
**Property ID** 4885  
**Land Area** 8,540 m2  
**Warehouse Area** 288 m2

#### Agent Details

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

#### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



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.