



**22-24 Station St, Cobram**



## Great Busy Location

Situated in a busy street location near Local busy pub, Moira shire offices, Vic roads and Woolworths supermarket.

This vacant shop has a large shop front offering plenty of exposure for foot traffic.

Floor plan approx. 290m<sup>2</sup> - large open space with air conditioning, offices, back storage room, toilets and kitchenette. Previous tenants had a Thai restaurant, building may be beneficial for next restaurant business.

Relocatable portable building not included.

Rear access with private laneway and new automatic gate recently installed yard approx. 150m<sup>2</sup>.

Free month's rent can be negotiated to help secure a tenant.

Great Shop, give us a call today to arrange a walk through!

<b>Price</b>	600 pw + GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	4947
<b>Warehouse Area</b>	290 m <sup>2</sup>

### Agent Details

Amanda Ramsay - 0439 533 292

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025



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