LJ Hooker Bunbury
130 Victoria Street,
Bunbury WA 6230

35 Bussell Hwy, Cowaramup, WA 6284

Sold - 13/10/2026

Industrial Land








ONE PROPERTY. MULTIPLE INCOME STREAMS. ENDLESS UPSIDE.

Positioned on a high-exposure corner along Bussell Highway, directly opposite the Cowaramup Primary School oval, this 999sqm commercial site offers a rare opportunity to secure a versatile income-producing investment in one of the South West's fastest growing towns.

Open for Inspection

By Appointment.

A major highlight of the property is the recently constructed, custom-built drive-through café building. Purpose-designed for efficiency, exposure, and customer flow, this near-new building represents significant underlying value for the incoming purchaser.

The drive-through building is currently occupied by the well-known Red Feather Coffee business, a proven and profitable operation. The business is available for purchase separately, while the property is offered for sale as a going concern. This provides the purchaser with the flexibility to either operate the business or lease it out and benefit from ongoing rental income.

What sets this property apart though, is its ability to generate multiple income streams from a single investment, without complexity. With a second commercial space, the existing character shed provides two additional areas, each offering genuine potential for further income or business use.

A dedicated wellness space has already been established with council approval for sauna use, incorporating cold plunge and yoga facilities. This concept has been carefully considered, with strong local demand and projected returns for a health and wellness operator in this high-growth location.

The second area within the shed presents as a flexible commercial space with excellent highway exposure. It is suitable for a range of uses and benefits from approval as a serviced apartment, providing an opportunity for short-stay accommodation (subject to fit-out), with strong projected income potential once completed.

Whether you are looking to secure a high-performing commercial investment, operate your own business, or create a diversified income-generating asset, this property provides the flexibility to do so.

Cowaramup continues to experience significant growth and investment, increasingly recognised as an extension of the Margaret River lifestyle while retaining its local charm. Ongoing development along the Bussell Highway corridor continues to strengthen its appeal as a key commercial and lifestyle destination.

The property is offered for sale with the option to purchase the Red Feather Coffee business as a going concern. Further information on the business, approvals

Listed By
The Office
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Listing Number: 3529408

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.