

35-37 Marshall St, Cobar, NSW 2835

\$320,000 Exclusive of GST

Retail Shop



Perfect Investment Awaits! - In the Heart of Cobar's Centra

For Sale, Prime Retail Property in Cobar, discover an exceptional opportunity to own a prominent retail space in the heart of Cobar!

35-37 Marshall Street Cobar is a 9m shop front, 163sqm of existing floor space, 417 sqm site, with rear lane access to a large car park. There is a current development application for an Approved Design of a Café or Food Service.

Open for Inspection

By Appointment.

Sale price: \$320,000 exclusive of GST

Annual rates. \$2104.80 approximately

Features:

- Strategic Location, situated in the heart of the CBD. This property benefits from high visibility and foot traffic., ensuring your business stands out in the urban landscape.
- The interiors are thoughtfully designed to create an inviting atmosphere for customers, enhancing their shopping experience.
- The property includes a kitchen area, perfect for food related businesses or cafes looking to serve the local visitors and travelers.
- 3 phase power
- 2 split system air conditioners and evaporative cooling
- Zoned 3 (a) General Business

Convenience:

Located in a vibrant neighborhood, this property is surrounded by essential amenities, making it a desirable destination for shoppers and visitors alike.

Accessibility:

With well -maintained footpaths and easy road access, your customers will appreciate the convenience of getting to your business. Whether you're an entrepreneur looking to start your own venture or an investor seeking a prime retail space, 35-37 Marshall street offers endless possibilities. Don't miss out on this fantastic opportunity to secure a valuable piece of real estate in Cobar!

For more information or to schedule a viewing, please contact John on 0427272546 or email John@wpre.com.au

Listed By

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