First National Real Estate Neil Kerr
44 Punt Road,
Cobram VIC 3644

44 Deniliquin St, Tocumwal, NSW 2714 **Sold - 7/03/2025**

House 2 2















The Ideal Location With The Ideal Investment - Cafe / House

This local commercial building is well known and is home to one of the best cafes along the Murray River!

The perfect position, along the main street of Tocumwal, lots of surrounding amenities and within close proximity of schools, public transport, local businesses and central living, the store's location captures a wide range of clientele.

Open for Inspection

By Appointment.

Occupied by a long standing well known cafe retailer, this commercial freehold offers an excellent gross rental yield. The building offers an extensively updated shop front, commercial kitchen, 2 bedroom's, laundry/bath & large living area. Rear access to the rear yard, car accommodation + additional storage.

The shop has updated shop layout, great heating and air conditioning units, and the ample storage and space in the back yard and sheds.

The current business entrepreneurs have been there successfully and have a long standing clientele from the surrounding community, tourism, and sporting clubs. There is ample parking and seating for any business in this location.

Currently returning around $25,000 through the Airbnb & $16,000 plus outgoings through the Cafe which sets an amazing benchmark for investment.

Listed By
Andrew Kerr
Phone: (03) 5872 1255
Mobile: 0428 577 067

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Listing Number: 3378489

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.