

2 Short Street, Cooma, NSW 2630

McGrath

Block Of Units For Sale

Tuesday, 19 March 2024

2 Short Street, Cooma, NSW 2630

Bathrooms: 7

Parkings: 8

Area: 1005 m2

Type: Block Of Units



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ONLINE AUCTION - Guide \$2m

ON-LINE AUCTION - GUIDE \$2M Cooma Commercial Hub, is a modern and versatile complex offering seven commercial sheds, each with its own private wash and toilet facilities. Completed in 2022, this well-designed complex is an excellent addition to any investment portfolio. Key Features:- The complex comprises seven sheds ranging in sizes. Unit 1: 290sqm Unit 2: 343sqm Unit 3: 105sqm Units 4, 5, & 6: 50sqm each Unit 7: 117sqm- Amenities: Each shed is equipped with private wash and toilet facilities.- Parking: With allocated parking spaces for each shed and large roller door access providing ample clearance.- Communal Facilities: The complex also features communal disabled toilet facilities- Flexible spaces: Rear doors in each shed facilitate airflow and ventilation, while glass commercial doors provide natural light to the spaces- Yards: Each space has a rear yard accessible through the shed

A Set and Forget Investment with all sheds currently tenanted and providing a strong gross annual return of \$139,724. The flexible layout of the complex allows for future expansion or customization. Consider dividing larger sheds to create additional smaller units or tailor the space to meet specific business needs. Don't miss out on this opportunity to own a thriving commercial complex in the heart of Cooma. For more information or to arrange a viewing, contact us today.