

22 Curdie Street, Cobden, Vic 3266



Sold Other

Thursday, 17 August 2023

22 Curdie Street, Cobden, Vic 3266

Bedrooms: 1

Bathrooms: 1

Parkings: 8

Type: Other



Alistair Tune
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Contact agent

The potential to grow your income from this commercial property in the heart of Cobden provides a perfect opportunity for the savvy investor. You are buying a character building which has been well maintained, modernised and transformed over time to accommodate the district's established veterinary clinic. The property has a current lease in place for at least the next 12 months and plenty of time to negotiate a new agreement. The quality commercial building includes a spacious 9.4m x 5.5m showroom, and 4.1m x 3.6m reception area at the front entrance and more than eight rooms in use as offices, clinic spaces, or storage. A bathroom, two toilets, laundry, a large meeting room and multiple reception or open areas also provide great flexibility for tenancies into the future. The 1265 square metre block offers dual street access with the established commercial frontage providing tenants a prime location on Cobden's main retail strip. Parking and rear access from Silvester Street offers convenience and tenancy appeal, along with key future-proofing and income growth potential. The opportunity to subdivide, subject to council approval, opens an untapped option to eventually convert a single income into an even more significant return on your investment. Consider a secondary commercial tenure or multiple residential tenancies, or subdivide and sell in years to come. Interest rates have steadied and now is the time to take advantage of this key commercial offering to start or add to your property portfolio. Contact the Ray White team today.