



## Dominant Supermarket Investment

Retail • Showrooms/Bulky Goods • Medical/Consulting

Supa IGA, 29-33 Marshall Street, Cobar, NSW 2835

**Floor Area:**

1,956 m<sup>2</sup>

**Land Area:**

3642.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Wed 22-Jun-22



## Property Description

- **Renewed 10 year lease to June 2031**
- **Rare and recession-proof investment**
- **Centre of town location**

- + The dominant supermarket in its Trade area
- + Renewed 10 year lease expiring June 2031 plus 5 + 5 year options until 2041
- + Leased to the highly experienced Khan Group who operate 10 supermarkets across metropolitan and regional areas of NSW
- + High profile corner site of 3,642 sqm in the centre of town
- + Building of 1,956 sqm comprising supermarket premises including liquor, two separate real estate agent tenants and one other shop
- + Rear car park area allows on site parking for 29 vehicles and loading area to rear of premises
- + Lessor friendly lease that allows for the recovery of all usual outgoings including management fees
- + Cobar is a thriving north-western NSW community with a catchment of circa 4,700 persons
- + Net Income of \$388,500 pa + GST

For Sale by Auction  
10.30am (AEST) Tuesday 21 June 2022  
Yallamundi Rooms, Sydney Opera House

Sales Agents:  
Kieran Bourke, Burgess Rawson

Dean Venturato:  
DGV Commercial Pty Ltd License No. 10114774  
In conjunction with Burgess Rawson

## Additional Details

Building	Tenure Type
Whole	Tenanted Investment

Supa IGA, 29-33 Marshall Street, Cobar, NSW 2835



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