



## Cooma, 50 Bombala Street

### Monaro Trade Centre —Paint Specialists & Freehold Opportunity

LJ Hooker Commercial Queanbeyan is pleased to present Monaro Trade Centre —Paint Specialists, home to Dulux Trade Centre Cooma. Formerly known as Inspirations Paint Cooma, this well-established, family-owned business is now available for purchase, offering a rare opportunity to secure a thriving trade supply operation with an optional freehold investment.

About Monaro Trade Centre —Dulux Trade Centre Cooma  
50 Bombala Street, Cooma, NSW

A family owned and run business based around great service and local Dulux paint experts, assisting local tradespersons and renovators for many years. Magnificent staff can be retained and business as usual.

**For Sale**  
\$1,100,000

**Building Area**  
690sqm

**Contact**  
**Adam Sutton**  
adam.sutton@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Queanbeyan |**  
**Jerrabomberra | Googong**  
**02 6297 3333**



Business & Property Features:

- Prime CBD location at 50 Bombala Street, Cooma, NSW
- High-exposure dual access points
- Large front display area with excellent street presence
- Renovated roof, office space, and amenities, including toilets
- Warehouse and extensive storage facilities with over 700 sqm of floor space.
- Current stock at valuation: Circa \$290,000

Flexible Purchase Options:

- Business for Sale: Priced at 2x net earnings \$125,000 negotiable.
- Secure a Long-Term Lease: 5-year lease + two 5-year options available with negotiable terms
- Freehold Also Available: Purchase the freehold business and building for \$1,225,000.00 as a going concern.
- Market Appraised Rent : \$65,000 per annum plus outgoings

This is a fantastic opportunity to acquire a trusted local business with a strong reputation, whether as an owner-operator or investor.

For more information or to arrange a private inspection call our Queanbeyan office.

## More About this Property

Property ID	CPTHXS
Property Type	Retail
Building Area	690 m2
Land Area	723 m2

**Adam Sutton**

Residential & Commercial Sales Agent | adam.sutton@ljhooker.com.au

**LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333**

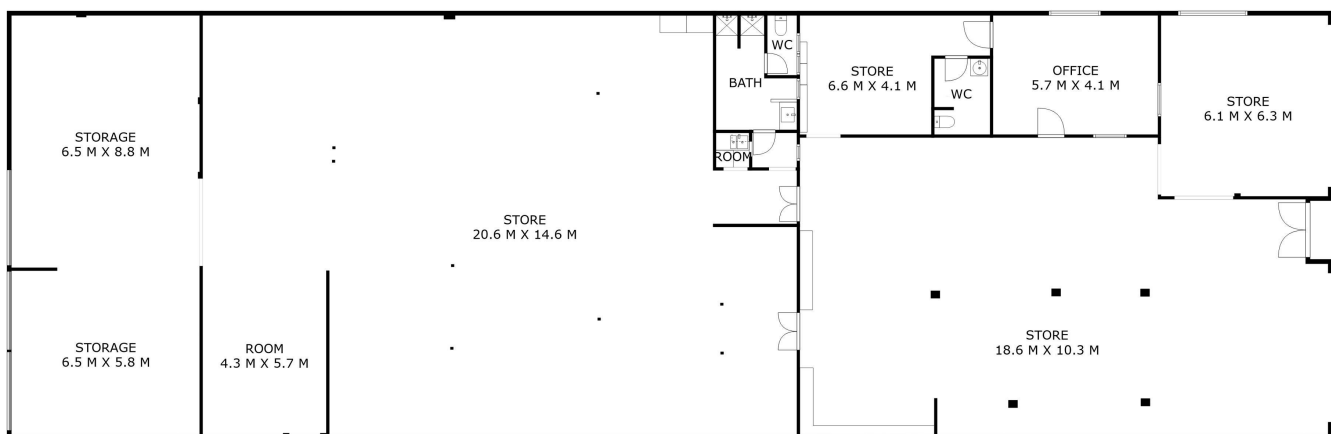
20 Monaro Street, QUEANBEYAN NSW 2620

queanbeyan.ljhooker.com.au | qbn@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Queanbeyan |  
Jerrabomberra | Googong  
02 6297 3333**



**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
The information herein is gathered from sources we believe to be reliable.