



50 Bombala Street, Cooma

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.

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

FOR SALE

\$900,000 - \$990,000

BUILDING AREA

690sqm

AGENTS

Adam Sutton

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AGENCY

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| Googong

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Interested parties must rely solely on their own enquiries.



- 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: Open to Reasonable Offers
- Secure a Long-Term New Lease: 5-year lease + two 5-year options available with negotiable terms
- Freehold Also Available: Purchase the freehold business and building by negotiation.
- 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. Call the agent to negotiate.

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

MORE DETAILS

Property ID	CPTHXS
Property Type	Retail Industrial/Warehouse Offices
Building Area	690 m2
Land Area	723 m2

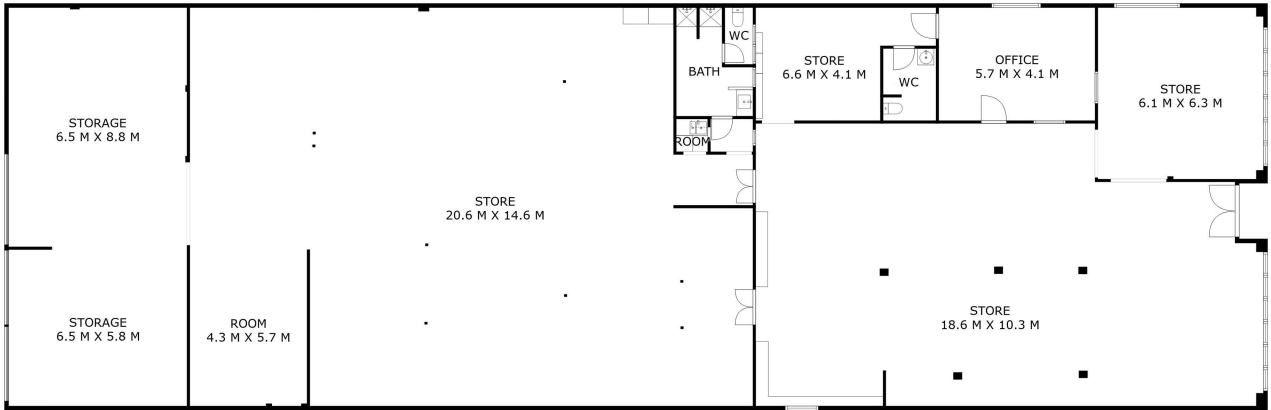
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