



### 35-37 Mitchell Street Bendigo VIC

- \* MONEY3 CORPORATION: ASX listed credit provider with 50+ branches nationally. 40% growth in revenue FY 15/16
- \* Leased to July 2019 with options to 2025 - Tenant pays usual outgoings
- \* Recently refurbished including new flooring & air conditioning (circa \$70k)
- \* Rear access from Hargreaves Mall

**GAMES WORLD:** Australia's largest range of jigsaw, die-cast and games with 17 stores nation-wide

- \* Leased to October 2019 - Tenant pays outgoings as per lease
- \* Tenant trading from site for 10+ years
- \* Rear access from Hargreaves Mall

**COMBINED RENT:** \$55,069PA (Estimated October 2017 -

<b>Price</b>	: \$ 985,000
<b>Building Size</b>	: 195 sqm
<b>Land Size</b>	: 249 sqm
<b>View</b>	: <a href="https://www.dck.com.au/sale/vic/greater-bendigo-region/bendigo/commercial/retail/5766620">https://www.dck.com.au/sale/vic/greater-bendigo-region/bendigo/commercial/retail/5766620</a>



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