



### 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 -

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



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