



### 39-41 Mitchell Street Bendigo VIC

Are you looking for the perfect space to establish your cafe, retail store, or office in the heart of Bendigo's bustling Central Business District? Look no further! This exceptional property offers an open-plan layout spanning 314m<sup>2</sup>, ideally suited for a variety of businesses

#### Key Features:

1. **High Foot Traffic Location:** Situated in the bustling heart of Bendigo CBD, this property benefits from high foot traffic, ensuring maximum exposure for your business.
2. **Rear Access for Deliveries:** Convenient rear access via a laneway facilitates easy deliveries, streamlining logistical operations for your business.
3. **Heating & Cooling:** Equipped with heating and cooling

**Price** : \$65,000pa Plus GST & Outgoings  
**Building Size** : 314 sqm  
**View** : <https://www.dck.com.au/lease/vic/greater-bendigo-region/bendigo/commercial/retail/7808112>



**Matt Bowles**  
5440 5011



**Katie Risicato**  
(03) 5440 5065