

**FUTURE
DEVELOPMENT
POTENTIAL**

BRAND NEW 10 YEAR NET LEASE TO

RITCHIES SUPA IGA plus **LIQUOR**

16-28 ALBION ST, KYABRAM VIC



**SECURE NET INCOME OF
\$288,140 PER ANNUM**



**SIGNIFICANT LAND
HOLDING OF 8,647 SQM**



**CONVENIENT AT GRADE
CAR PARKING FOR 80+ CARS**

• BETTER THAN BANK INTEREST •

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
THURSDAY 29TH SEPTEMBER 2016 AT 5.00PM

CBRE VICTORIAN
RETAIL INVESTMENTS

ESTABLISHED RITCHIES IGA SUPERMARKET (1,620SQM) TRADING AS AN IGA FOR OVER 40 YEARS



RITCHIES ARE ONE OF AUSTRALIA'S MOST PROMINENT INDEPENDENT GROCERS WITH OVER 65 SUPERMARKETS NATIONALLY

CONVENIENT AT GRADE PARKING FOR **80+ CARS**

ESTABLISHED REGIONAL TOWN OF 7,300 PEOPLE WITH EXCELLENT GROWTH PROSPECTS THROUGH CURRENT DEVELOPMENT

\$288,140
NET ANNUAL INCOME
WITH ANNUAL CPI GROWTH

NEW TEN YEAR NET LEASE

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING THURSDAY 29TH SEPTEMBER 2016 AT 5.00PM

“SERVICING THE SUPERMARKET NEEDS OF KYABRAM’S COMMUNITY SINCE 1976”



LAND SIZE **8,647SQM**



ESTABLISHED SUPA IGA



IGA PLUS LIQUOR



STRONG LOCAL SPORTING COMMUNITY

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.