

FOR SALE

RITCHIES **SUPA** **IGA** plus LIQUOR

STAWELL

126-130 MAIN STREET, STAWELL VIC



“YOUR CHANCE TO PICK A RUNAWAY WINNER”



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 8TH MARCH 2017 AT 5.00PM AEDT

CBRE VICTORIAN
RETAIL INVESTMENTS

**UNDERPINNED BY AUSTRALIA'S MOST SECURE
INDEPENDENT SUPERMARKET RETAILER**



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 8TH MARCH 2017 AT 5.00PM



STRONG TRADING ESTABLISHED SUPA IGA



HIGHLY CONVENIENT AT-GRADE PARKING FOR 100 VEHICLES IN THE VICINITY



IGA PLUS LIQUOR STORE

RITCHIES SUPA IGA LIQUOR
STAWELL

126-130 MAIN STREET, STAWELL VIC

Dual fronted land holding of 2,753sqm*
1,622sqm* of GLAR + 1,471sqm* basement



15* year net lease



Surrounded by over 100 highly convenient at grade car parks

Located in the main street of Stawell, home to Australia's Richest Foot Race — **STAWELL GIFT 2017**



Net income of **\$297,828*** with attractive annual CPI increases

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

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CBRE VICTORIAN RETAIL INVESTMENTS — VICTORIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES

*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.