



## Securely Leased to Salvos Stores – Highly Sought After ‘Essential ...

**Sold**

Contact Agent

Sold: Wed 23-Sep-20

Retail • Showrooms/Bulky Goods • Other

Salvos Store, 51B Main Road, Monbulk, Vic 3793

**Floor Area:**

365 m<sup>2</sup>

**Land Area:**

625.00 m<sup>2</sup> (approx)



## Property Description

- **Secure Lease to 2025+ Options to 2040**
- **Salvos Stores: 100+ Year History**
- **Fixed 3.5% Annual Rent Increases**

+ Secure lease to July 2025 plus options to July 2040  
+ Fixed 3.5% annual rent increases assuring rental growth  
+ Salvos Stores: Important Government funded retail chain with over 350 stores nationally  
+ Salvation Army: 'Essential Service' providing communities with preloved goods for over 100 years  
+ Landlord preferred net lease with Salvos paying all usual outgoings as per Lease  
+ Modern 365sqm premises constructed in 2017 with important rear loading  
+ Excellent tax saving depreciation benefits  
+ Significant 625sqm site with premium Commercial 1 Zoning (C1Z) – 4 Carparks on title  
+ Prime position amongst Woolworths, ALDI, NAB, Commonwealth Bank, Bendigo Bank, Australia Post and Mitre 10  
+ Yarra/Dandenong Ranges: 6.6 million overnight/day trip visitors in FY18/19 who spent an estimated \$871 million  
+ Net rent: \$88,242pa +GST (as at September 2020)

For Sale by Investment Portfolio Auction  
11:00am (AEST) Wednesday 23 September

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

Salvos Store, 51B Main Road, Monbulk, Vic 3793



**Dean Alexander**  
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**Gorman Commercial - Hawthorn East**  
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**Beau Coulter**  
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