



POPULAR INTERSECTION DAY & NIGHT

Bendigo CBD Corner With 30 Years of Tenant Retention

Sold
 Contact Agent
 Sold: Wed 15-Jun-22

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

95 Mitchell Street (Corner Of Myers Street), Bendigo, Vic 3550

Floor Area:

560 m²

Land Area:

283.00 m² (approx)



STONEBRIDGE

Property Description

- **Anchor lease to 2028**
- **Prime CBD corner**
- **Major rental upside**

Stonebridge Property Group is pleased to present for sale 95 Mitchell Street, Bendigo.

- Striking corner freehold with 34 m* of CBD street exposure + valuable outdoor dining
- The prominent retail position has seen 30+ years of uninterrupted retail occupancy (zero days vacant)
- Comprising two titles (ground floor & level one) allowing future flexibility
- Major rental upside through reconfiguration of level one (STCA)
- Located in the heart of the Bendigo CBD, bookended by Coles (120 m*), Target (130 m*), & Dan Murphy's (150 m*), Bendigo train station (285 m*) & Woolworths (300 m*)
- Set to host a number of major events at the 2026 Commonwealth Games (\$2.6 billion forecasted funding to regional Victoria)
- Bookended between ~\$300,000,000 of public and private development including the Bendigo Law Courts (\$152m*), Bendigo Tafe (120 m*) and the Bendigo Gov Hub which is set to house ~1,000 new government employees and be a major driver of activity to the immediate area
- Bendigo is Victoria's 3rd largest city and has a population growth rate of 1.54% per annum, which is 51% higher than Victoria's average. Bendigo has seen a substantial 29% rise in median house price from 2018, with majority of the increase occurring throughout 2021 in line with the increased demand for

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