



Dominant 4,004sqm Convenience Retail Investment Leased to

Sold

Contact Agent

Sold: Wed 22-Jun-22

Retail • Land/Development • Showrooms/Bulky Goods

United Petroleum , 175-185 Marong Road, Bendigo, Vic 3550

Floor Area:

1,129 m²

Land Area:

0.40ha (0.99 acres) (approx)



Property Description

- **New 12-year net lease to 2034**
- **Annual 3% rent increases**
- **50% stamp duty savings**

+New 12-year lease to 2034 plus options to 2064.
+United Petroleum: Top tier tenant, one of Australia's largest and fastest growing independent fuel retailers with over 465 sites nationally.**
+Strong and certain rental growth with annual fixed, compounding 3% increases.
+Landlord-favourable, set-and-forget net lease structure with tenant responsible for council rates, water rates, insurance and repairs and maintenance.
+Strategic 4,004 sqm* corner site with 130 metres* of combined frontage to Marong Road and Specimen Hill Road, two main arterial roads servicing over 27,500 vehicles daily.***
+Woolworths, Spotlight, Bridgestone Select, Bob Jane T-Marts, JAX Tyres, Repco, Reece Plumbing, Mitre 10, KFC, Hungry Jack's and Calder Highway connections all within 2.5km*.
+Located opposite Bendigo Stadium, the largest indoor sports stadium outside metro Melbourne, home to 10 indoor multi-purpose courts and 12 outdoor netball courts - attracting over 15,000 people per week.****
+Victoria's largest inland city, the City of Greater Bendigo generates \$16.7 billion in annual economic output with an estimated 47,905 jobs in the area.*****
+The value of building approvals in the Greater Bendigo region has grown 63% to \$775 million since FY2020/2021.*****
+By 2036, the City of Greater Bendigo's population is forecast to grow 23.52% to over 155,000.*****
+Potential 50% stamp duty savings.
+Minimum management, essential service investment.
+Rent: \$350,000 pa*

For Sale by Investment Portfolio Auction
10:30am (AEDT) Wednesday 22 June 2022
Crown Casino - River Room

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Additional Details

Building	Tenure Type
Whole	Tenanted Investment

United Petroleum , 175-185 Marong Road, Bendigo, Vic 3550



Zomart He
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