



Sold

**139 Brunswick Street, Fitzroy VIC**



## A "YELLOW JERSEY" INVESTMENT!

Miglic Dean are delighted to offer for immediate sale by Expressions of Interest this very well-refurbished, securely leased retail shop, plus a separate first floor (currently vacant), providing an excellent opportunity to invest in quality building and land on the ever-popular "Paris-end" of Brunswick Street.

The ground floor retail tenancy is currently occupied by a strong, local retail tenant, operating a successful and well-respected high-end specialist bike shop. The first floor is currently vacant and has potential for an additional income stream.

Key features include:

- > Whole ground floor securely leased to Saint Cloud Bike Shop
- > Current rental: \$80,598.57 p.a. + GST + outgoings (except for land tax)
- > Current 4-year term commenced 15th August 2020
- > Two (2) further terms of 4 years each are available to the Tenant
- > 7.2m-frontage to Brunswick Street
- > Rear access & roller-door via laneway
- > Zoning: Commercial 1
- > Ground floor: 194m2\*
- > First floor: 69m2\*
- > Total building area: 263m2\*
- > LAND: 221m2\*

The property is offered for immediate sale by Expressions of Interest - closing Thursday 4th May 2023 at 3:00pm (AEST) if not sold prior.

Lease details, building plans and sales documentation are available upon request.

Inspections are by appointment only.

Contact MIGLIC DEAN, exclusive selling agents, for more information on this enticing, high-yielding blue-chip investment opportunity.

(\* = approximately)

<b>Contract type</b>	Sale
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	For Sale by Expression of Interest

**Richard Miglic**  
**Owner Principal**

0418 556 900

---