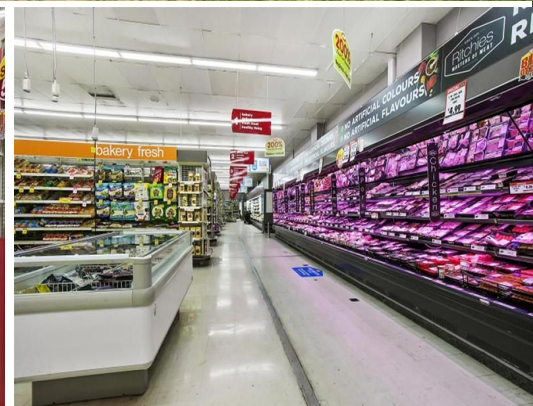




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**58 - 66 Vincent Street, Ararat VIC 3377**

## Ritchies Supa IGA Supermarket Investment

Here is a rare & affordable significant supermarket investment opportunity, Ritchies Supa IGA & Liquor in Ararat. Features include:

New 10year lease plus 10 year option.

Rent: Base of \$244,778pa Gross (\$218,748 Net) plus % rental of Gross Sales exceeding threshold.

Base Rent reviews every 5 years.

Building 2,499 sq.m. approx. incl Liquor plus a large basement cellar.

Large site 5,272 sq.m. incl 3BR W/B home, & zoned Commercial 1.

Successful Supermarket for over 30 year with 76 car spaces (55 on title).

Business recently acquired by Metcash Ltds backed Ritchies Stores Pty Ltd.

Currently trading jointly as Ritchies & Fishers IGA.

Offices

FOR SALE

2499sqm



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