



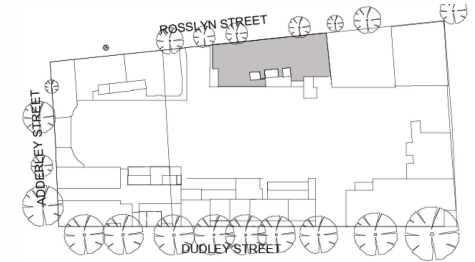
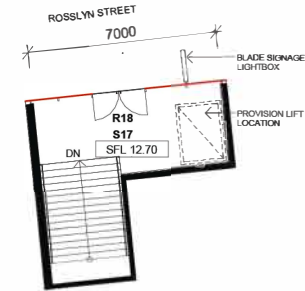
# SHOP R18

(Lot S17), 205 Rosslyn Street, West Melbourne 3003

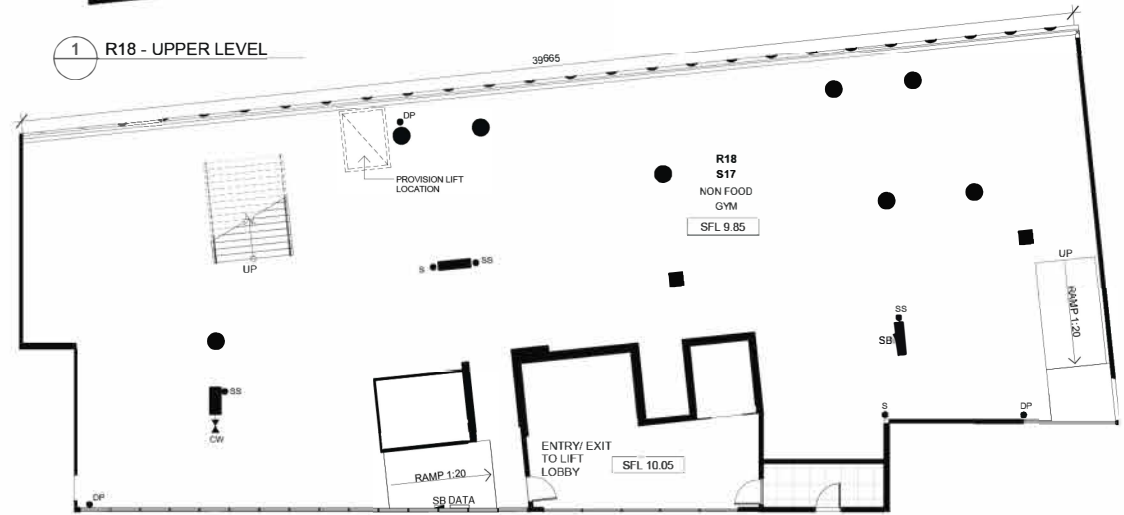
**FOR SALE**  
**\$3,510,000**

**Area: 579sqm**

Video



1 R18 - UPPER LEVEL



2 R18 - LOWER LEVEL

**COMMERCIAL SPACE FOR SALE**



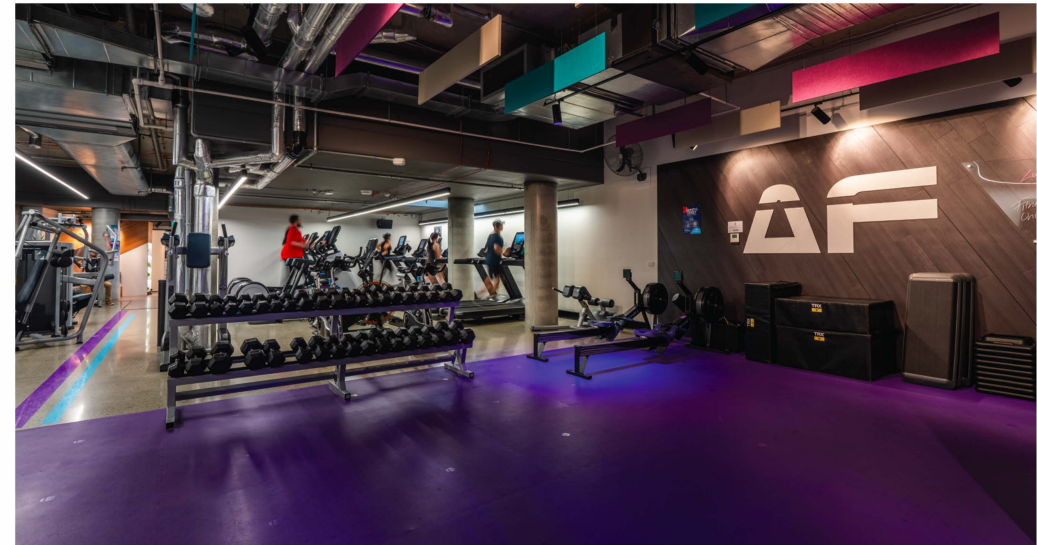
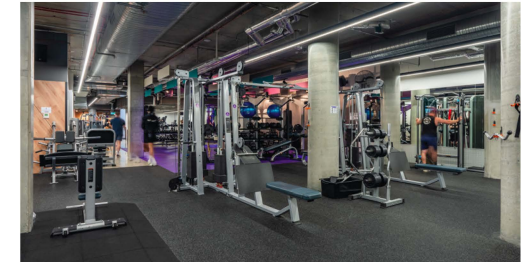
# CURRENT LEASE STATUS

Tenanted

**Base rent:** \$212,051 per annum

**Term:** 10 years    **Option:** 5+5+5 years

Tenant: Anytime Fitness	Tenant: Anytime Fitness / West End Landco	
Sale	Lease Expiry: 1 May 2031	5+5+5 years



## Existing tenant: Anytime Fitness

Anytime Fitness is a popular, global gym company with over 540 clubs in Australia alone, making it the largest gym chain in the country. The gym is open 24/7, 365 days of the year, with members having access to any of the clubs globally, with a fob, including during unstaffed hours.



**COMMERCIAL SPACE FOR SALE**