



### 1221B Howitt Street Wendouree VIC

Well known takeaway food icon in highly sought after area

- \* Excellent Exposure
- \* Loyal continually returning customers
- \* Huge amount of foot traffic
- \* Easy opportunity to improve for enthusiastic new operator
- \* Excellent set up with Coolroom
- \* Long lease with reasonable rent
- \* Very stable business with good turnover
- \* Excellent parking with free Council spaces both front and rear
- \* At \$48,000 + sav will not last long at this price
- \* BE QUICK !!!

For further details and inspection call John Stevenson on 0422 659 385 or email [john@ballaratrealestate.com.au](mailto:john@ballaratrealestate.com.au)

**Price** : \$ 48,000

**Building Size** : 65 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/wendouree/business/foodhospitality/7198704>



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