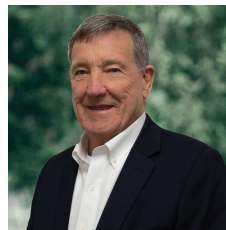


### **142 Godfrey Street Boort VIC**

- \* Experiencing strong growth as people move away from City areas
- \* Stunning opportunity
- \* CONSISTENT Million \$ turnover with strong profits
- \* High-profile High Street location
- \* Diversified Income streams from proven product mix
- \* Latest Point of Sale and Security system
- \* Over 500 m2 retail shop area PLUS 3000 m2 timber yard
- \* Member of POWERFUL Home Hardware buying group
- \* Trading five and a half days
- \* Run by 1 owner with 2 part time staff - terrific for couple
- \* New LEASE OR Freehold available to BUY
- \* Retailing hardware for 30 years and now retiring
- \* Lovely family-friendly town
- \* Vendor terms considered to approved purchaser

**Price** : \$150,000 + Stock + Vehicle  
**Building Size** : 500 sqm  
**Land Size** : 3000 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/north-western/boort/business/homegarden/8015632>



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