

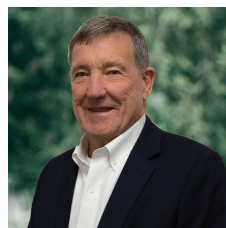


### 309 Mair Street Ballarat VIC

In the Centre of Ballarat opposite New State Government offices  
Café and Incredible Takeaway Kitchen providing the Finest Foods

- ? Tasty menu designed for Easy Running
  - ? Potential to expand the menu offerings
  - ? Strong sales - now just doing 5 days
  - ? Fabulous position with good parking
  - ? Focused on providing the finest Breakfast, Lunch, Cakes and Coffee
  - ? Potential to successfully increase hours
  - ? Long term lease at a sensible rent
  - ? Terrific Efficient Kitchen able to handle the Busiest days
  - ? Price \$45,000 + sav
- Charming Café providing the healthiest food with the very

**Price** : \$45,000 + SAV  
**Building Size** : 60 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat/business/foodhospitality/8036469>



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