



./149-151 Main Street Stawell VIC

Enviably Corner location with front and side entrances

- ? Commercial 1 Zoning
- ? Stunning opportunity to take advantage of this first class location
- ? Excellent building of 420 m2 approx
- ? Owner will consider opportunity to subdivide into smaller areas
- ? Land of 652 m2 approx with 6 on-site carspaces at rear
- ? Huge open display area perfect for retail showroom
- ? Located on STAWELL'S major retail shopping strip
- ? Several partitioned management offices in place
- ? New long lease negotiable
- ? Air-conditioned throughout
- ? Excellent storage and the finest staff amenities
- ? Rent \$45,000 pa + gst + outgoings

Price : \$45,000 + gst + outgoings pa
Building Size : 420 sqm
Land Size : 652 sqm
View : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/stawell/commercial/offices/8073975>



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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.