







## 411 Mair Street Ballarat Central VIC

A remarkable opportunity to purchase a well established business that has been run by the same owner for 18 years.

- prominent high exposure location
- iconic historic building in the heart of Ballarat CBD
- large floor space
- well set up for sit down and take away coffee
- well established wholesaler relationships and arrangements
- rear lane way access for around 3 cars
- ample on street car parking for customers
- solar power ensuring low overheads

For further inquiries contact Dominic Morrison direct on 0409 557 461.

Price Building Size : 27 sqm Land Size View

- : \$115,000
- : 286 sqm
- : https://www.ballaratrealestate.com.au/sa le/vic/ballarat-western-district/ballarat-ce ntral/business/retail/8105279



**Dominic Morrison** 5331 2233 0409 557 461



John Stevenson 5331 2233 0422659385