



103 Ballarat Carngham Road Winter Valley VIC

This opportunity is perfectly located within the busy EG Petroleum service station surrounded by rapidly growing housing and development

High visibility and easy access from Carngham Road, with modern facilities designed for maximum efficiency and options.

The tenancy includes:

- + Convenient drive-through access
- + Massive exposure with large vehicle trade
- + Modern kitchen fit out with a café sitting area inside and option to include all existing cafe equipment
- + Ample and prominent signage opportunities for maximum visibility
- + Outgoings included in rent

Price : \$50,000 + GST per annum gross
Building Size : 60 sqm
View : <https://www.ballaratrealstate.com.au/lease/vic/ballarat-western-district/winter-valley/commercial/retail/8110499>



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