



**97 Mair Street East Ballarat Central VIC**

Set on one of Ballarat's major traffic gateways and joined by major retail operations and offices is this classy period property with great street presence presenting a range of potential uses. This attractive property offers open plan space at the front with the potential to be separated further into individual spaces if required. There are additional separate offices/rooms as you move through the property. A large open plan kitchen and staff meals area that has been fully renovated is a delight with island bench, great storage and a tasteful décor. The bathroom has also been fully renovated. There is a private courtyard at the rear as well as off street parking in addition to ample on street parking at the front. There is split system heating and cooling. A great location for offices, café, hair dressing, studio or a mix of residential and business use ( ...

- Price** : \$26,000 + GST + Outgoings
- Building Size** : 100 sqm
- Land Size** : 259 sqm
- View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/ballarat-central/commercial/offices/8126966>



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