

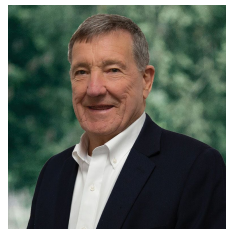


## 27 Armstrong Street North Ballarat Central VIC

- \* Noodle Box Franchise
- \* Excellent cash flow business
- \* Huge consistent sales turnover - highly profitable
- \* Purpose built premises perfectly presented
- \* Excellent equipment and walk in cool room - simple menu

- \* Terrific seating for 30+ guests but mainly takeaway
- \* Highly sought after location
- \* Secure long lease
- \* Ideal couple or partners
- \* Trading 7 days
- \* Quick Return on investment
- \* Sale \$595,000 + sav

**Price** : For Sale \$ 595,000 + SAV  
**Building Size** : 180 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/business/foodhospitality/6879596>



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