



### 309 Mair Street Ballarat Central VIC

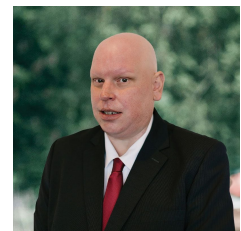
- \* Finest café fitout for the best and most efficient operation
- \* Bright attractive fresh cafe look
- \* Great coffee reputation
- \* Terrific Takeaway Menu
- \* Open just 5 DAYS
- \* Relaxing Inside and outdoor seating
- \* Breakfast and Lunch with 3 pm close
- \* Delightful work environment
- \* Very Easy to Manage
- \* Outstanding growth potential
- \* Very Affordable Rent - Long Lease
- \* Price: \$85,000 - \$95,000 + SAV

John Stevenson 0422 659 385

**Building Size** : 50 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/business/foodhospitality/7431853>



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