



4 & 6 Albert Street Sebastopol VIC

- ? Delightful Modern building in a terrific hospitality precinct that is busy year round
- ? Two well equipped and beautifully presented sound tenancies
- ? Each tenant is catering creatively to their respective market sectors
- ? Prime site of 572 m2 boasting 12.5m frontage to Albert St
- ? Strategically located family friendly neighbourhood centre
- ? Annual rent increases
- ? Ample customer parking

Price : \$975,000
Building Size : 290 sqm
Land Size : 350 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/sebastopol/commercial/other/7522223>



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