



### 31 Sturt Street Ballarat Central VIC

Ballarat Real Estate Commercial are proud to offer for sale this iconic freehold building (Business not for sale) that comprises of three levels and a basement.

The subject property is located in the heart of Ballarat, within close proximity to major arterials, shopping centre, retailers, food services & other quality businesses. There is also the convenience of rear access via Lewis Street to accept deliveries without disruption.

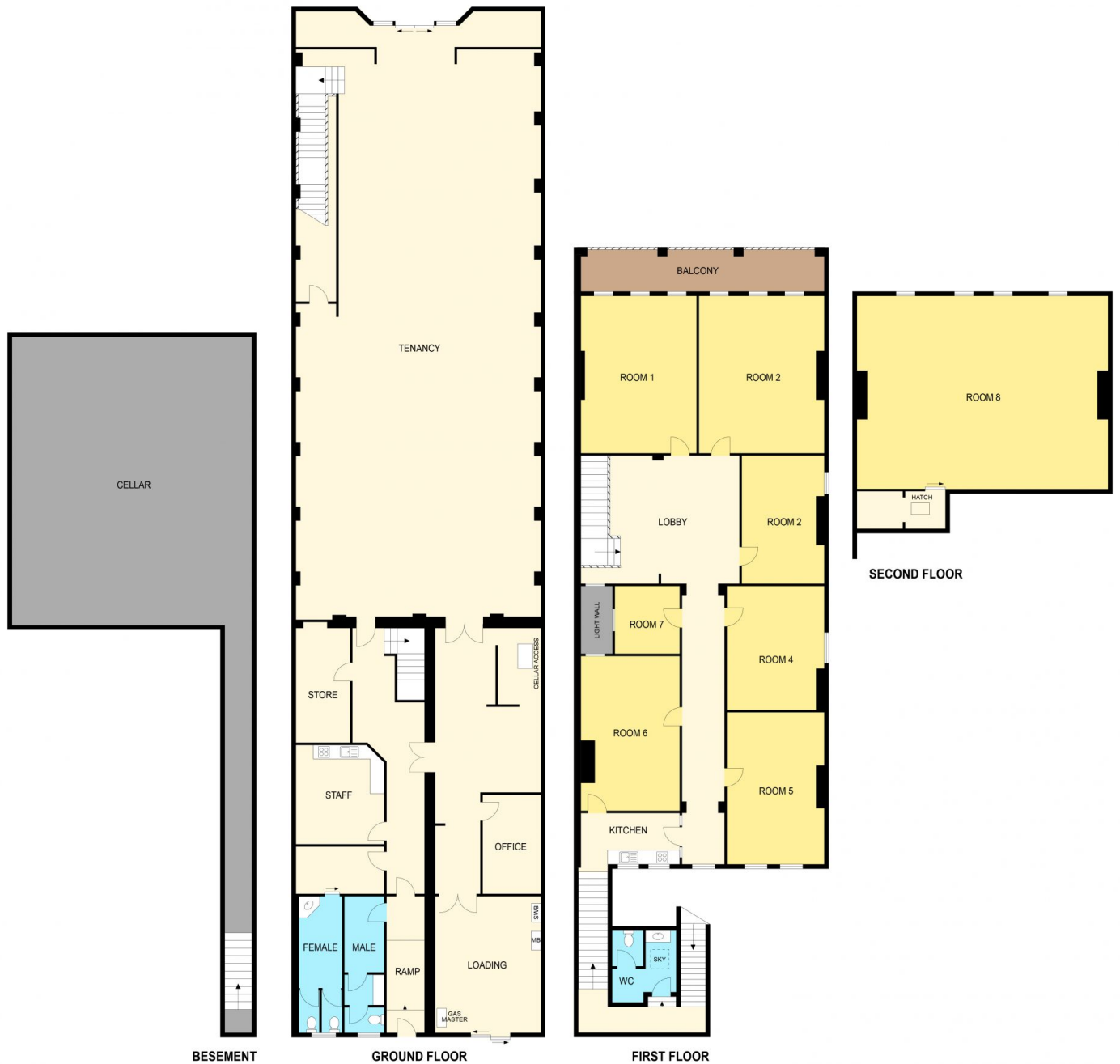
Built in 1891, this architecturally designed, 22-metre-high building with a 10-metre-wide glass shopfront stands out from its neighbours and provides fantastic exposure to passing traffic along Sturt Street.

As soon as you step inside, you're greeted by character features throughout. The building consists of a lower-level

<b>Price</b>	: \$1,800,000
<b>Building Size</b>	: 708 sqm
<b>Land Size</b>	: 406 sqm
<b>View</b>	: <a href="https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/commercial/retail/7598877">https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/commercial/retail/7598877</a>



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