



### 23 Armstrong Street North Ballarat Central VIC

Currently exceptional bar/restaurant/café. Strategically located within this PREMIER RETAIL precinct and representing stunning value for ANY business looking at capitalising on a high profile trading position

- \* Stunning Bar set-up
- \* Fully Licensed
- \* Inside seating for 40
- \* Large outdoor street seating for 50
- \* Excellent kitchen
- \* Walk in Coolroom
- \* Air conditioned
- \* Comfortable 3 Bedroom Apartment upstairs with own entry at rear

Great opportunity.

**Building Size** : 300 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/business/foodhospitality/7627125>



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