



./25-51 Learmonth Road Wendouree VIC

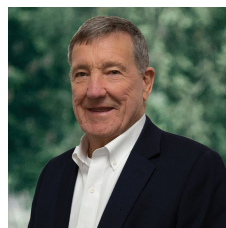
This opportunity is perfectly located within the very busy United Petroleum service station with many vehicles continually going down the driveway daily making this site one of the busiest in Wendouree

If you have the passion and energy for creating good food you will hit the ground running as this location makes no shortcuts

It's your choice to use your creative juices to design the fit out and then operate this site using the very best of your experience

Nail the look and feel that is ALL YOUR OWN
No ongoing fee
Long 4x4 years lease.

Price : \$42,000 + gst. Incl outgoings pa
Building Size : 140 sqm
View : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/wendouree/commercial/retail/7647570>



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