

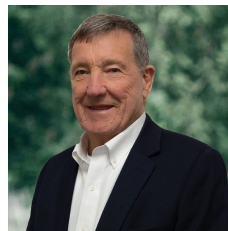


## 118 High Street Maryborough VIC

Smack Bang in the Centre of main Maryborough shopping strip  
100% Vegan Café and incredible Store with Great Atmosphere

- ? Creative Vegan menu designed for Easy Running
  - ? Huge potential to expand the vegan offerings
  - ? Strong sales year round
  - ? Currently trades 7 days 8 am to 3 pm
  - ? Fabulous position with easy parking
  - ? Currently focused on providing Breakfast and Lunch
  - ? Easy potential to trade evenings at least 3 days
  - ? New Long term lease at a sensible rent
  - ? Efficient Kitchen able to handle the busiest days.
  - ? Price \$85,000 + SAV
- Charming Café with rich history and endless Vegan growth

**Price** : \$85,000 + SAV  
**Building Size** : 150 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/maryborough/business/foodhospitality/7894992>



**John Stevenson**  
5331 2233  
0422659385