

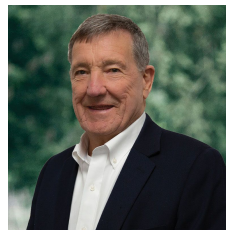


24 Fraser Street Clunes VIC

Inviting bakery and café celebrating the current owners desire to provide the finest fresh bakery products in a warm atmosphere both cosy inside and in relaxed landscaped garden setting.

- ? Designed for Simple Operation
- ? No need to be qualified bakers but HUGE potential for passionate foodies
- ? Training provided
- ? Strong sales year round
- ? Currently trades just 6 days 7 am to 2:00 pm
- ? Fabulous position with easy parking out front
- ? GREAT potential to trade more days / hours
- ? Currently focused on providing Breakfast and Lunch only
- ? Long term lease at a sensible rent
- ? Kitchen fitted with equipment to handle the busiest days.

Price : \$179,000 + SAV
Building Size : 150 sqm
Land Size : 900 sqm
View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/clunes/business/foodhospitality/7934146>



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