



2 Albert Street Sebastopol VIC

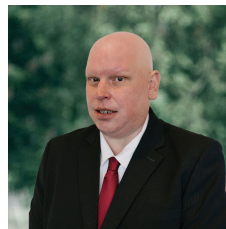
Located on the corner of Albert & Rubicon Street Sebastopol and zoned Mixed Use is this well positioned corner retail shop/offices. With Highway frontage to Albert Street ensuring you have maximum exposure for your business on a daily basis to passing traffic.

Located within short walking distance to Sebastopol McDonalds, KFC, Woolworths & Aldi, this location presents as ideal for foot traffic.

- * Big Display Windows
- * Fabulous position - Huge exposure
- * First floor storage / kitchen / bathroom
- * Air-conditioned

Area of 70 square metres approximately - Suit a range of

Price : \$20,000 pa + GST + Outgoings
Building Size : 70 sqm
View : <https://www.ballaratrealstate.com.au/lease/vic/ballarat-western-district/sebastopol/commercial/retail/7944905>



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GROUND FLOOR



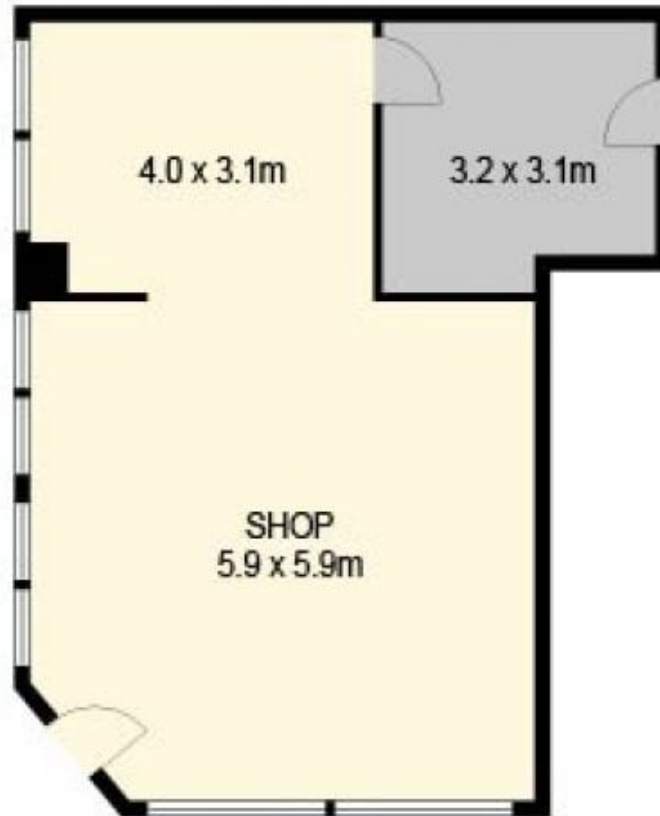
FIRST FLOOR

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRY.

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GROUND FLOOR



FIRST FLOOR

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