



## 202 Humffray Street South Bakery Hill VIC

? Located adjacent busy Coles and Woolworths Commercial hub that is always active that will ensure your tenants thrive

? FINE INVESTMENT PROPERTY WITH LONG TIME FAVOURITE CAFÉ AS LONG TERM TENANTS

? Separate rooms create either perfect intimate spaces for diners or more private spaces for groups.

? Lovely rear courtyard for warm summer outdoor dining

? Excellent kitchen

Solid tenant on Long term lease creates an unbeatable investment opportunity returning \$39,840 pa plus annual

**Building Size** : 110 sqm

**Land Size** : 300 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/bakery-hill/commercial/retail/8323695>



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