

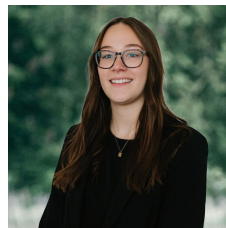


### /149-151 Main Street Stawell VIC

RETAIL, OFFICE, MEDICAL CONSULTING, SHOWROOM  
YOU DECIDE! A unique space in the heart of Stawell

- ? Available Now!
- ? Commercial 1 Zone suitable for a range of uses (STCA)
- ? Prime position on Stawell's major retail shopping strip
- ? 6 rear car parks
- ? Land area approx. 652 m<sup>2</sup>
- ? High Profile building of approx. 520m<sup>2</sup>
- ? Large open-plan showroom
- ? Multiple partitioned offices
- ? 6 rear on-site car parks
- ? Recently upgraded air-conditioning
- ? Excellent storage and quality staff amenities
- ? Flexible lease terms available

**Price** : \$35,000 + GST + Outgoings pa  
**Building Size** : 520 sqm  
**Land Size** : 652 sqm  
**View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/stawell/commercial/offices/8615276>



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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.