



361 Learmonth Road Mitchell Park VIC

A rare opportunity to establish your retail offering within a busy truck stop servicing a steady flow of transport customers. The premises includes a partially completed front-of-house area ready for customer seating, plus a rear cold shell allowing an incoming operator to design a kitchen tailored to your concept, with landlord assistance available for suitable capital works.

Key Details:

- + 160m² Approx. premises with completed front-of-house
- + Ample and prominent signage opportunities for maximum visibility
- + 80m² Approx fitted front area with flooring, lighting, ceiling & air-conditioning
- + 80m² Approx rear cold shell ready for kitchen/food preparation fit out

Price : \$74,999 GROSS + GST pa
Building Size : 160 sqm
Land Size : 160 sqm
View : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/mitchell-park/commercial/retail/8654151>



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