



1 Heal Street, QUAIRADING, WA 6383

"Buy the Building, Keep the Equipment, Create the Opportunity."

Prime Commercial Opportunity on 1,012m² â## CafÃ©, Bakery & Retail Premises

Fully Equipped Commercial Property â## Outstanding Value at \$170,000 Plus GST

Positioned in a prominent location in the heart of Quairading, 1 Heal Road presents an exceptional opportunity to secure a versatile commercial property on a generous 1,012m² block, complete with an extensive range of commercial equipment included in the sale.

Originally configured as three separate shopfronts comprising a butcher, cafe and hairdresser, the premises are currently utilised as a cafÃ©/bakery and CWA Op Shop. The flexible layout provides numerous possibilities for investors, owner-operators or entrepreneurs seeking an affordable commercial foothold.

The sale includes the land and a substantial inventory of equipment required to operate a cafÃ© and bakery, allowing a purchaser to commence trading with minimal additional investment.

TYPE: For Sale

INTERNET ID: 300P198004

SALE DETAILS

\$170,000 WIWO

CONTACT DETAILS

York

125 Avon Terrace
YORK, WA
08 9641 3000

Ian (Fred) Hill
0417 991 573

Property Features:

- Commercial property on a 1,012m² block
- Excellent central location with strong street presence
- Originally three separate shopfronts
- Currently operating as a caf  /bakery and CWA Op Shop
- Three toilets
- Store shed
- Rear access with ample parking and delivery area
- Flexible layout suitable for a range of commercial uses
- Shire rates approximately \$2,500 per annum

Extensive Equipment Included:

- Bakbar 6-tray oven (3 phase)
- Bakbar 8-tray prover
- Four freezers
- Two coolrooms
- Stainless steel preparation benches
- Hot and cold bain maries
- Square POS system
- Salad bar
- Drinks fridge
- Pie warmer
- Microwave
- Bread slicer
- Sandwich press
- Hot plate
- Deep fryer
- Coffee machine and grinder
- Refrigerators and fridge/freezer units
- Milkshake machine
- Tables and chairs
- Plus additional caf   and bakery equipment

The large block size, rear parking and loading access, combined with the existing

infrastructure, make this a rare opportunity in a regional town where affordable commercial property is increasingly difficult to find.

Asking Price: \$170,000 Plus GST

Whether you're looking to establish a bakery, café, retail business, community enterprise or investment property, this offering represents exceptional value.

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For further information or to arrange an inspection, contact me today.

Fred Hill 0417 991 573

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- Land Area 1,012.00 square metre
- Commercial Type:
- Building Area: 390.00 square metres





