



## 140 Main Street, STAWELL, VIC 3380

### Prime Main Street Freehold

Situated in a prime central CBD location, this substantial freehold premises is on two levels and has access from Main Street and additional access from Bayliss Street at the rear.

The main entrance gives access to a retail space of approximately 60m<sup>2</sup>. This area leads to an office and a large stock room of approximately 70m<sup>2</sup>. Downstairs there is ample storage and additional work spaces and toilet facilities. With the access from Bayliss Street the downstairs space could possibly be utilised as a second retail outlet. There is ample parking at both the front and rear of the building

This site has had a successful business operating from it for over 50 years and it is now time for the business owners to take a break. The business is also available to purchasers wanting to take on the freehold and keep the business operating.

A rare opportunity to secure a well situated Main Street premises to be sold with vacant possession.

- Commercial Type:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 64P4503

#### SALE DETAILS

**\$220,000**

#### CONTACT DETAILS

**Ararat**

167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Ross Matthews**

0408 584 954

- Building Area: 249.00 square metres



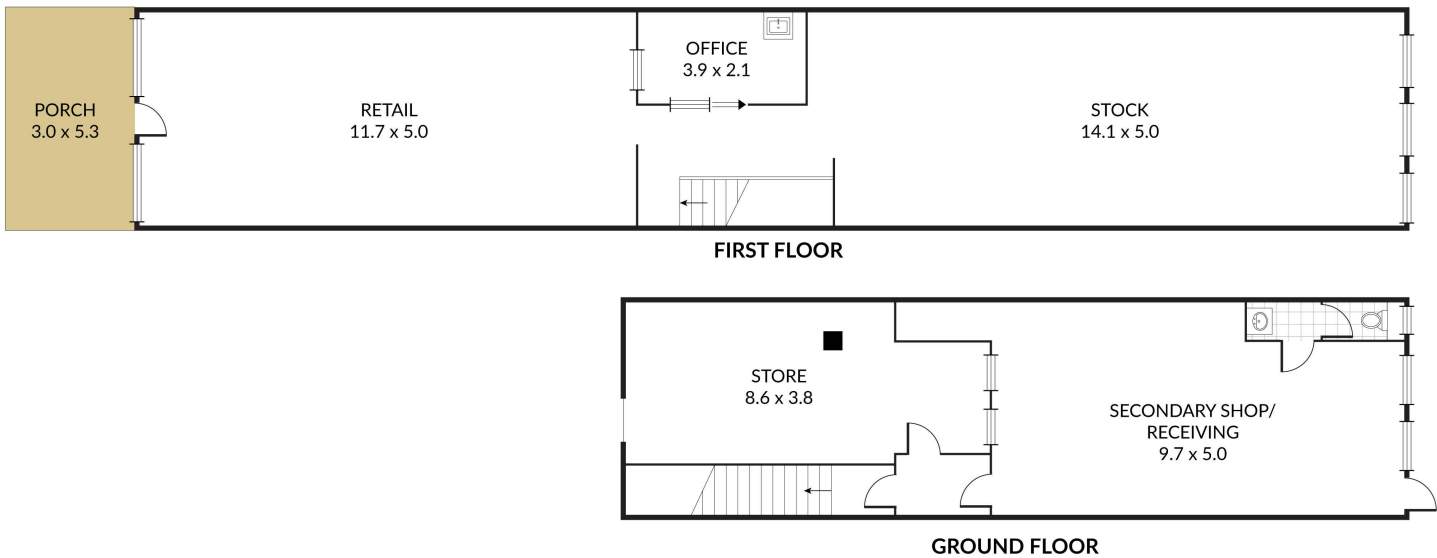






Internal 249m<sup>2</sup> External 16m<sup>2</sup> Total 265m<sup>2</sup>

140 Main Street, **Stawell**



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