



244 Barkly Street, ARARAT, VIC 3377

Historic Commercial Building – Endless Opportunity

This fantastic rustic and character-filled building has served the community for over a century, most recently as the highly successful Carroll's Saddlery & Produce. Offering approx. 345sqm of versatile floor space across two sections, this property presents a rare opportunity to establish your own business, relocate to a larger premises, or secure an excellent investment.

Key Features:

Approx. 345sqm floor space with flexible layout

Rear lane access for convenience

Prime position directly opposite the library and old Shire Offices

Ample customer parking and accessibility

Magnificent exposed beams, raised serving counter, office, and small workshop

Outside toilet and parking for 4-6 cars

With its superb location, unique charm, and practical features, this property is ready for its next chapter – whether as retail, office, showroom, or something completely new

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: 64P4528

SALE DETAILS

\$495,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

David Jennings

0417 371 872

(STCA).

Act now â## significant commercial buildings in prime locations are hard to find.
Contact the selling agents today to arrange your inspection.

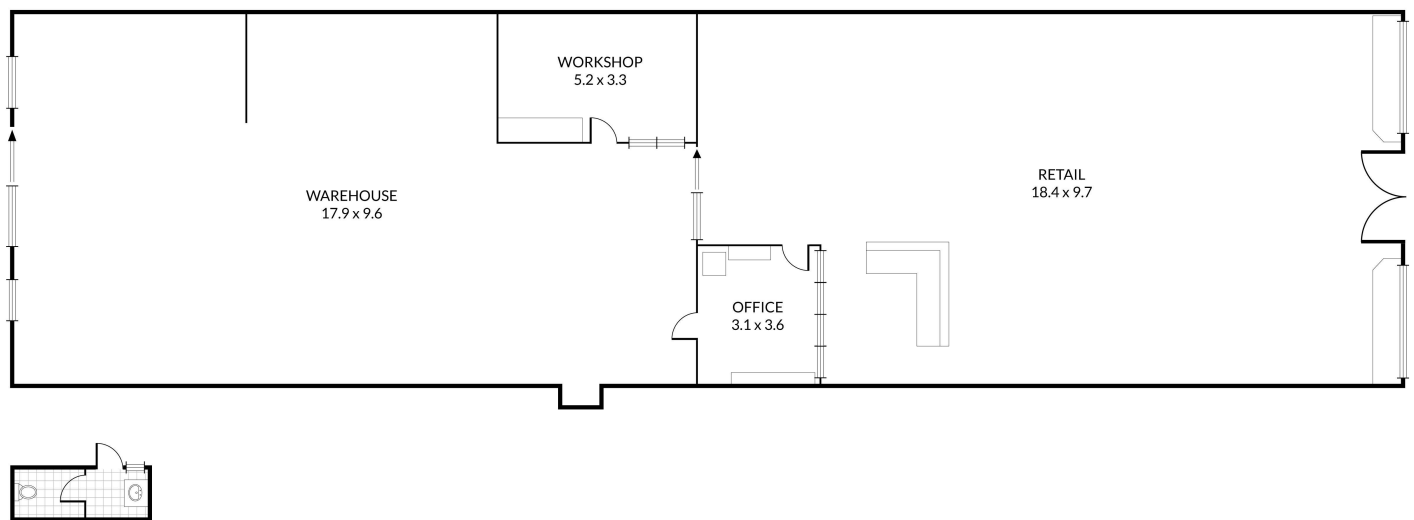
- Land Area 508.00 square metres
- Commercial Type:
- Building Area: 380.00 square metres









Internal 356m²224 Barkly Street, **Ararat** 
NORTH**Elders**

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