



POSITION PERFECT LOCATION

Offices

Corner Skipton/Dawson Street, Ballarat Central, Vic 3350

Floor Area: 245 m²

Land Area: 878.00 m² (approx)

For Sale

\$875,000

Property Description

- **Building area of 245 sqm***
- **Prime location - 850 m* to Ballarat CBD**
- **Potential to further develop**

Colliers International are excited to offer for sale 200 Skipton Street/324 Dawson Street, Ballarat. Two addresses for the price of one property.

Situated on the busy Midland Hwy connecting Ballarat CBD to Geelong and Bendigo is the location for this single story brick office building. Until recently it was fully leased, representing a position perfect investment for the discerning buyer. Alternatively, now being vacant it offers the opportunity to occupy and promote your business.

Features:-

- Land area of 878 sqm*
- Building area of 245 sqm*
- Only 850 metres to the CBD
- Previously returning \$58,000 per annum NET
- Prime location
- Potential to further develop

For Sale: \$875,000 + GST

For further information, please contact Colliers International agent Charles Kennedy on 0431 914 778.

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Charles Kennedy

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Colliers International - Ballarat

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Central Vic 3350