



## 197 Carlisle Street Balaclava

### Prime Retail Space in High-Traffic Precinct

Seize the opportunity to establish your business in this premier retail location near Balaclava Station and proximity to cafés, shops along the vibrant Carlisle St, Balaclava. Located in a bustling high-traffic precinct, this property offers exceptional visibility and easy accessibility, perfect for retail, dining, or service-oriented enterprises.

#### Key Features:

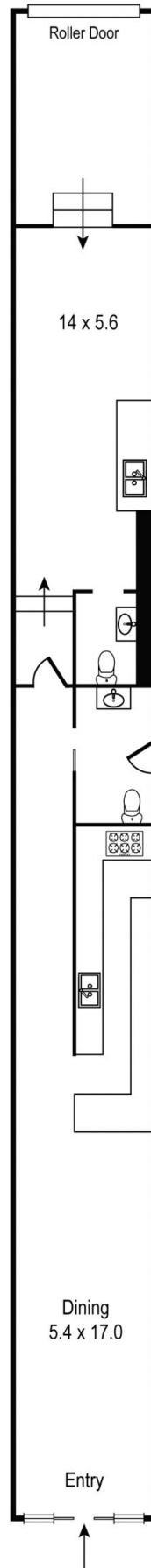
- Size: 90.00sqm approx
- Floor Layout: fully fitted kitchen and storage area including grease trap and exhaust canopy.
- Location: Prime position with high foot traffic, just steps away from Balaclava Station and tram stops
- Parking: Ample street parking available
- Signage: Excellent signage opportunities to maximize visibility
- Rear roller door access for deliveries

#### Lease Terms:

**\$49,000 p.a + GST + Outgoings**

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TOTAL SQM = 90sqm (Approx.)