







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

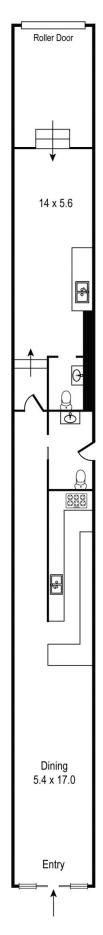
Nicole Scrofani 0411 224 451 nscrofani@wilsonagents.com.au

Alan Watson 0434 398 818 awatson@wilsonagents.com.au





197 Carlisle St, Balaclava



TOTAL SQM = 90sqm (Approx.)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.