



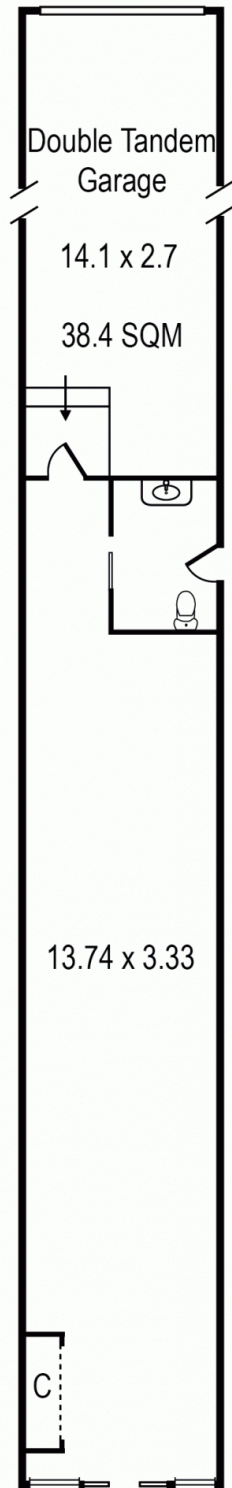
## 197 Carlisle Street ST KILDA EAST

\*\*\* UNDER OFFER \*\*\*

Brand spanking new blank canvass awaits astute take away food operator or retailer. Brilliant location in the heart of Carlisle Street metres from Balaclava Railway Station. Total area of approx. 85 sq. m. includes double tandem garage/storage at rear. Disabled access, automatic front doors, grease trap & exhaust ducting in place. Rental: \$60k pa + outgoings & GST. Available NOW.

Nicole Scrofani  
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# 197 Carlisle St, Balaclava



Total Area - 85sqm approx