

## 277 Carlisle Street Balaclava

### Prime Restaurant Opportunity

Wilson Commercial is pleased to offer 277 Carlise St Balaclava for lease in well located, popular busy strip with plenty of foot traffic and public transport on your door and train station a 5 minute walk.

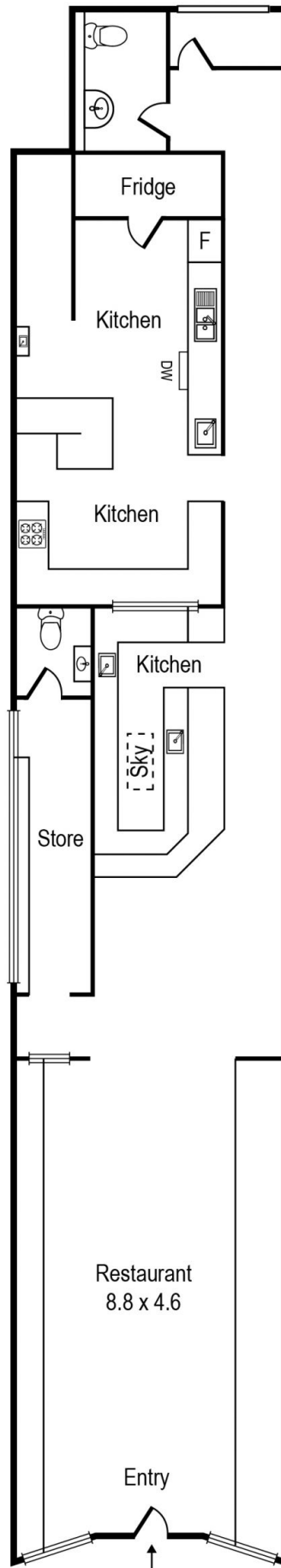
The property features;

- A fully fitted kitchen including oven/stove and walk-in coolroom
- Rear laneway access for deliveries
- Split system heating/cooling
- Storage room
- 2 x internal toilets

**\$50,000 + GST + Outgoings pa**

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(Not In Position)

SHOP SQM= 120sqm (Approx.)  
STORAGE SQM= 15sqm (Approx.)