



2 Ellis Street Flora Hill VIC

- ? Exciting industrial space
- ? Former service station
- ? Current use mechanical repairs
- ? Strategic, high profile location between University & City
- ? Engage the local community with a new food offering, coffee (What would we do without it?)
- ? Food, food & more food subject to council approval or capitalise on many years of an established motor vehicle repair/workshop
- ? Space is approximately 170m2 plus vacant land for parking and/or alfresco
- ? Rent \$17,500.00 pa plus outgoings & GST as is

Building Size : 170 sqm
Land Size : 170 sqm
View : <https://www.dck.com.au/lease/vic/greater-bendigo-region/flora-hill/commercial/industrial/5765968>



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