



Shop 4, 184 Main Street, Montville



## POSITION PLUS GUARANTEED RETURNS

Looking for the perfect premises to create something special or wishing to invest with a ready made tenant and a guaranteed income?

This 40m<sup>2</sup> plus 21m<sup>2</sup> exclusive use area freehold shop could just be the one for you to make your mark in this iconic village. Well positioned within the main street shopping precinct, this property lends itself well to a small cafe. Currently the shop produces high quality wedding cakes and is only open on a by appointment basis. There is scope to continue in a similar vein or create your own special niche in this hinterland haven. The owners have a current food licence certificate and the site suits something with minimal food preparation or a tea house. Previously we have had a cafe operate here for many years, yet the ability remains to convert this to a professional office and enjoy the private setting.

The current owners are happy to rent back until the end of 2020 at \$330pw + gst + outs for the remainder of the lease.

Call today to arrange your personal inspection of this site, bring your imagination and dreams and secure your future in this unique location.

NOTE: The business is not included in the sale.

<b>Price</b>	\$250,000
<b>Property Type</b>	commercial
<b>Property ID</b>	685

## AGENT DETAILS

Allan Rhode - 0458 848 848  
Jenny Tatton - 0404 858 335

## OFFICE DETAILS

Montville  
200 Main Street, Montville Montville QLD  
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