

502 MACARTHUR STREET, SOLDIERS HILL, VIC, 3350



# FOR SALE

## BEST FRONT IN TOWN

Step into a prime retail opportunity in the heart of Soldiers Hill's vibrant commercial precinct on MacArthur Street. This well-positioned space offers endless possibilities for savvy business owners looking to establish themselves in one of Ballarat's most characterful and historically significant suburbs with not only the best shop front for advertising or convert back to the two generous bedrooms and live on the corner.

Perfectly positioned on MacArthur Street, you'll find yourself at the centre of Soldiers Hill's main commercial hub, surrounded by a thriving community of small businesses, boutique stores, and specialty cafes. The location provides excellent street frontage and visibility, ensuring your business will benefit from the steady flow of foot traffic that frequents this bustling retail strip.

Soldiers Hill offers a unique blend of heritage charm and modern convenience that's hard to find elsewhere in Ballarat. This historic suburb, established in 1859, boasts:

- Substantially intact Victorian era architecture with distinctive decorative features
- Strong sense of community with a population of 2,813 residents
- Excellent transport links with proximity to Ballarat railway station
- Easy access to the Ballarat CBD directly to the south

The suburb's rich heritage as Ballarat's earliest planned residential area creates an atmosphere that attracts both locals and visitors. The entire area is protected by heritage overlays, ensuring the distinctive character and architectural integrity that makes this location so special will be preserved for generations to come.

Your business will benefit from the suburb's excellent connectivity and accessibility. Located just minutes from Ballarat's Central Business District, customers can easily reach you by car, with traffic dispersed efficiently through the well-planned grid street system. Public transport options are abundant, with three bus routes servicing the area and the main Ballarat railway station at the suburb's southern boundary - making it incredibly convenient for customers travelling from Melbourne and regional areas.

The local community is well-educated and established, with quality schools including MacArthur Street Primary School and St Columba's Catholic Primary School nearby. This family-friendly demographic creates a stable customer base for retail businesses, while the suburb's proximity

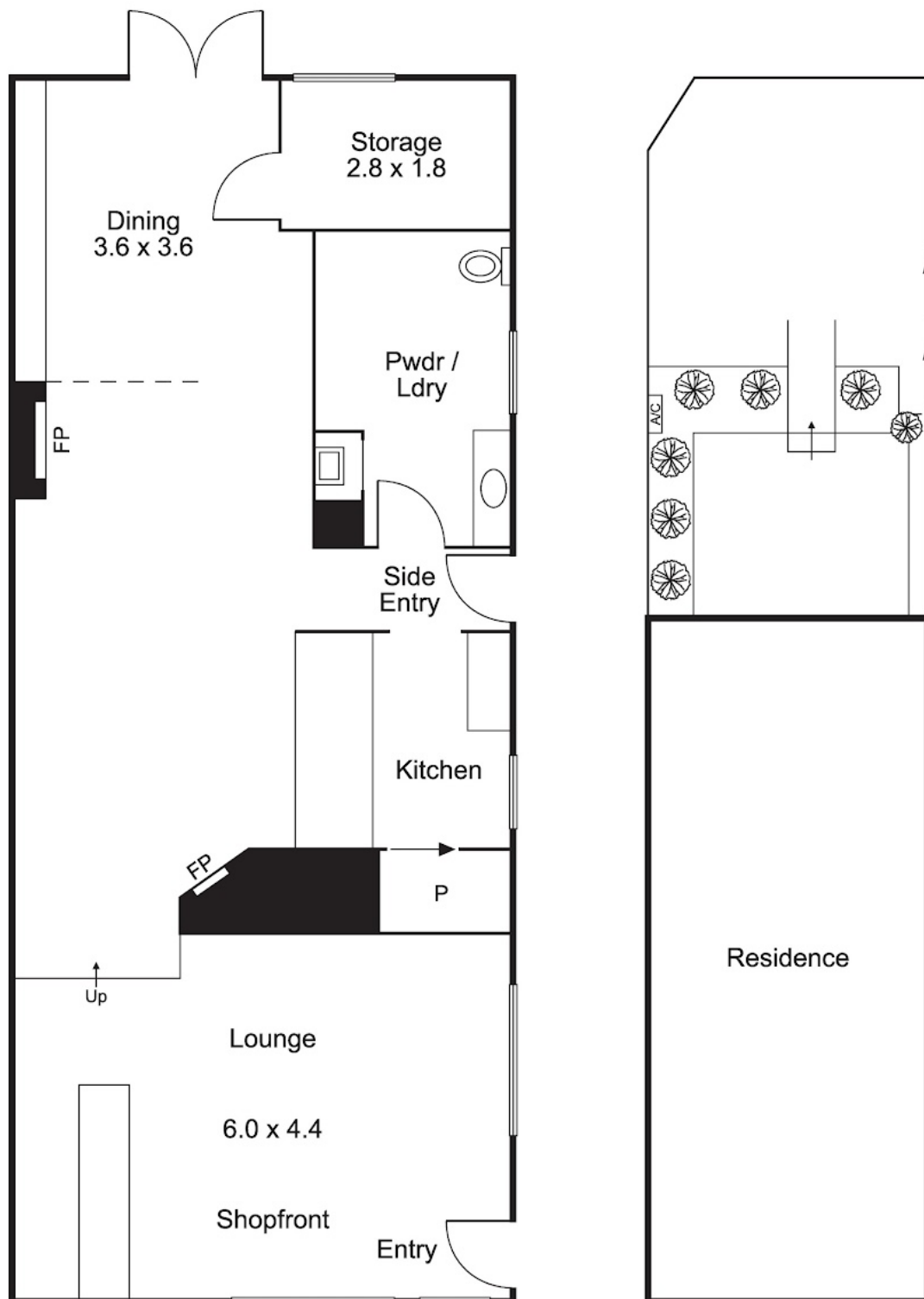
2 BED | 1 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.