



## For Sale

Location: **Melbourne**  
Asking: **\$85,000**  
Type: **Hospitality-Cafes**

### RESTAURANT/CAFE OPPORTUNITY, CARLTON NORTH

This really is a Restaurant business opportunity for buyers looking for a successful hospitality/food business on one of Melbourne's most desirable streets, Rathdowne st, Carlton North. Could open more hours, open for breakfast, do some marketing and advertising and can suit any concept.

The eatery comes with all the equipment and fixtures, making it easy to take over and start earning from day one. It is a lucrative opportunity for driven food entrepreneurs who can take advantage of the location and secure lease.

The owners have other business interests to focus on and have priced the business to attract a quick sale offering an opportunity to pick up the business at an affordable price and enjoy the benefits of a busy trading period in the run up to Christmas.

Seating 40 inside and 16 outside  
Superb location on Rathdowne st, Carlton North, generating huge exposure  
Can trade as a cafe, restaurant or combination of both  
Opportunity to add breakfast trade on a high-traffic street  
Secure Lease 3 + 5 + 5  
Commercial Kitchen with walk in coolroom

Already well set-up, this excellent investment would suit a restaurant or coffee shop operator who understands the hospitality industry. It could be run as-is or changed to suit the buyer – you choose!

Price: \$85,000 negotiable

All reasonable offers shall be considered, Please note CA forms must be filled out prior

Please contact Mochammad Wibisono for further info at 0401357838

### Contact:

MOCHAMMAD WIBISONO  
0401 357 838 or [03 9448 0815](tel:0394480815)

[aubizbuysell.com.au/105005](http://aubizbuysell.com.au/105005)

National Brokers Network  
Broker Ref: 6700935

National Brokers Network

