

**UNDER
CONTRACT**

For Sale

Location: **Melbourne**
Asking: **\$60,000**
Type: **Hospitality-Cafes**

CORNER CAFE, SANDRINGHAM AREA, BOUTIQUE COFFEE HOUSE

Don't miss this outstanding little gem of a business, a boutique corner cafe with main road exposure in the Sandringham area. Set up by the current owner before covid, this little destination has become the place to be for coffee lovers.

With a quaint little fitout with inside dining and the option to add to outside, this cafe is famous for its unique coffee and outstanding local service. Run by 1 working owner, this business trades 6 days, but you can add the 7th if you like, opens at 6 am and closes 2p.m makes it an awesome choice for that work / business / lifestyle balance that everyone is looking for.

An outstanding lease in place, excellent rental, fully fitted out, with weekly sales \$5000 to \$6000. Its an awesome little operation, even at these numbers because the rent is so cheap it is highly profitable.

Selling coffee, cakes, pre makes and a range of toasties, this is a speciality coffee house with low food cost items. Weekly rent only \$462

Local suburban corner cafes are very popular amongst customers. This makes them highly sought after in the business sales market.

All business information is available by contacting the listing agent and arranging an inspection. This business is priced to sell.

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