



## For Sale

Location: **Melbourne**  
Asking: **\$100,000 negotiable**  
Type: **Hospitality-Restaurants**

### Restaurant Swanston St, Carlton - Opposite Melbourne Uni

Location, location, location. This really is a hot spot location, restaurant/café business opportunity for buyers looking for a successful hospitality/food business on one of the most desirable streets in Carlton. Only footsteps from Melbourne University, hospital, offices, apartments, residential and retail.

The business comes with all the equipment and fixtures, creating a seamless business to start trading from day one. It is a lucrative opportunity for a driven food entrepreneur, who can take advantage of the location and a secure lease.

Currently under management. As 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 next summer.

- â€¢ Rent \$ 7000/monthly plus gst
- â€¢ Seating 50 - 60 patrons
- â€¢ Superb location on Swanston St, Carlton with great exposure
- â€¢ Can trade as a cafe, restaurant or combination of both
- â€¢ Opportunity to add breakfast trade on a high-traffic street
- â€¢ Weekly taking \$10K-12K LUNCH ONLY
- â€¢ Currently under management
- â€¢ Brand new equipment
- â€¢ Secure Lease in place
- â€¢ Commercial Kitchen

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 â€¢ you choose!

Price: \$85,000 negotiable/ WIWO

All reasonable offers shall be considered.

Please note, a confidentiality Agreement and Photo ID are required to discuss this business

Please contact Mochammad Wibisono for further info on 0401357838

### Contact:

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