



For Sale

Location: **VIC**
Asking: **\$295,000**
Type: **Hospitality-Cafes**

Cafe - \$4000 NET !! \$12,000 A Week Takings. Very cheap rent !!

Great Location !!

Café/Coffee Lounge business, sit down and take away. Ideally suited for a couple or partnership.

This café is situated in prime position on the Esplanade. Lakes Entrance. Victoria. 3909.

Very high income, very high NET to the owner and a great financial future for people interested to take up this great opportunity.

This most prominent positioned - Café/coffee lounge is one of the best on the market for the right person.

The current owners have been in this outstanding business for 12 years.

They are to be commended on their high standard and the fantastic service given to their customers.

So you are buying a business with a great track record and reputation.

The café is patronised constantly with locals for the best coffee in Lakes entrance and surrounding districts and also holiday makers, travellers, passing traffic and a lot of overseas visitors as well.

The venue offers a great breakfast menu which includes morning and afternoon teas, coffees, hot chocolate, lots of yummy cakes, freshly made muffins and much much more to choose from and of course a wonderful lunch menu on offer .

Lakes entrance is a beautiful seaside town which has everything on offer that you would expect from such a destination as well as scenic surrounding areas such as Metung, Paynesville, Lake Tyers and not that far away are the Buchan caves for that day trip and picnic, and if you are looking for that spot of shopping. Bairnsdale is close by, which is a large regional town and only 30 minutes away for a day out.

The business takings are \$600,000 plus per annum , low rent and long lease available

Working hours 8 am to 5 pm daily.

PRICE: \$295,000 and very negotiable.

Purchasers must do their own due diligence to substantiate all financials before submitting an offer.

Finance available to approved purchasers.

Inspection by appointment only.

Quote BSV 0932 and call Michael NOW !!! - on 0400 645 133, or submit an enquiry.

Contact:

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Australia

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