



## For Sale

Location: **Melbourne**  
Asking: **\$175,000**  
Type: **Hospitality-Cafes / Hospitality-Restaurants**

### ESTABLISHED AND PROFITABLE CAFÉ/RESTAURANT, SPOTSWOOD

Looking to own a thriving cafe in a perfect setting? Look no further! This exceptional cafe, located in the bustling heart of Spotswood, offers a remarkable opportunity for aspiring cafe owners.

Situated on a main road with high visibility, this cafe enjoys the perfect blend of residential, office, and factory foot traffic. You'll have a constant flow of potential customers.

With three spacious bedrooms included, and a backyard, it's not just a cafe; it's a place to call home!

#### Key Features:

- Over 80 seats inside and outside
- backyard
- Fully commercial kitchen with walk in cool room
- Taking \$ 10K/ 6 days
- Long 13 years lease
- Cheap rent \$4780/month included 3 bedrooms upstairs or function rooms

Asking price is only \$ 175,000 Negotiable, all offers are welcome

Please note CA forms must be filled out prior

For more info please contact Mochammad Wibisono at 0401357838

#### Contact:

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