



For Sale

Location: **Melbourne**
Asking: **Contact Agent**
Type: **Hospitality-Restaurants / Hospitality-Bars**

Undermanagement restaurant/bars - Huge potential - great profits

Magnificent opportunity to be part of a successful franchise of restaurants and bars and be a franchisee for one of their most successful and profitable sites.

- * Great turnover and return on investment with huge potential. Serves food and alcohol.
- * Fully staffed
- * Massive potential as the business and areas have not been maximized yet.
- * Can be semi or totally under management
- * Very cheap rent for the location and size.
- * Situated on a very busy and popular locations in Melbourne.
- * You will receive all the support and help that you need from a very friendly, experienced, and professional team.

Turnover: \$25000 on average per week and gets to \$40,000 in peak

Rent : 4000 ++ per month

Workers : 5 to 6

Lease : 20 years 2 by 2

Seating: 30 inside and 25 outside, back outdoor room about 40

Upstairs can be turned to function room fits 70 sitting and 100 plus standing. This potential function room has not been used yet.

Upstairs 2 rooms can be used for storage

2 separate toilets and Bathroom upstairs

2 separate toilets downstairs

Large pre kitchen

And good size commercial kitchen

Years operation: 3 years operation

For more information and inspection please contact Fadi Barakat on 0422214378

Contact:

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