



# For Sale

Location: **Sydney**  
Asking: **\$395,000 + SAV**  
Type: **Hospitality-Cafes**

### Excellent performing cafe in busy Silverwater industrial precinct! Worth seeing.

This cafe has everything going for itself - great sales, long lease, excellent rent - and loyal customers with very little competition!

The cafe was established in May 2020 - and has a further option period post 2025, for a further 5 years - having great stability.

The original owner is still in the business everyday and is looking for a change. He has exceptional staff and caters to a huge industrial area located throughout the Silverwater region. Great trading hours - with no nights!

The rent for this business is well priced and covers a vast area including storage areas and toilets.

The cafe is supported by the premier franchise- Piccolo Me - who will fully support you in terms of training, operations and marketing. This would ideally suit a couple or people who might be venturing into a business who want a great return. This business has great financials to boast, and would suit an owner / operator who can continue to run this day in day out. The cafe has it's own adjacent carpark and has ample seating both internally and externally.

This business is worth looking at, and well priced - with a recent price reduction. Don't hesitate - call today. David (m) 0419 129 275, email: david@bizsalesready.com.au

### Contact:

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