



## For Sale

Location: **Adelaide**  
Asking: **\$349,000**  
+ SAV  
Type: **Hospitality-Cafes / Retail-Food Other**

**\*\*UNDER OFFER\*\* DAY TIME LICENCED BRUNCH CAFÉ**  
T.O. \$20,000PW 40-45KGS COFFEE PW NET PROFIT  
\$220,000PA EAST SUB \$349,000 + SAV

Prime corner location in prestige leafy east suburb shopping group

Rent only \$599 per week including outgoings

Surrounded by quality busy businesses bringing daily crowds

Charming rustic fitout with quality plant & Equipment

Spacious dining area plus under veranda alfresco area

Simple delicious menu

Full commercial kitchen

Long established business with vendors ready to retire

RLA 66335

### Contact:

Pat Versace  
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[aubizbuysell.com.au/121143](http://aubizbuysell.com.au/121143)

Versace Business Services  
Broker Ref: 1735

