



## For Sale

Location: **Australia**  
Asking: **\$39,000 plus stock**  
Type: **Hospitality-Cafes**

### BIG RENT DROP | QUALITY LOCATION CAFE | MAS175

**\*\*\*ATTENTION BUYERS** - We have just had a big rent drop on this business.  
Contact the broker today for more information.

An exceptional opportunity awaits to acquire a highly regarded espresso bar situated in a vibrant and sought-after suburb. Nestled in an enviable location with a huge amount of foot traffic, this beloved establishment has been operating for 15 years, making it a true gem in the local culinary scene.

Step into a welcoming undercover area that can comfortably accommodate 50 patrons, offering a delightful atmosphere.

Strategically positioned among a mix of residential and commercial tenants, this espresso bar enjoys a steady stream of customers throughout the day. The synergy between the local community and nearby businesses presents ample opportunities for growth and continued success.

This is the first time this iconic espresso bar has been on the market in 15 years, presenting a rare chance for aspiring entrepreneurs or experienced cafe owners to take over a well-established business with a loyal customer base. With its prime location, exceptional foot traffic, and attractive surroundings, this is an opportunity not to be missed.

Take the reins of this thriving espresso bar and become part of a bustling community.

Contact us today to arrange a private viewing and explore the potential that awaits you at this exceptional establishment.

THE PURCHASER TO MAKE HIS/HER OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF

### Contact:

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