



For Sale

Location: **Melbourne**
Asking: **\$109,000**
Type: **Hospitality-Cafes**

*****UNDER CONTRACT*****Well-Established Cafe for Sale in Malvern Prime Location & Great Potential

An exceptional opportunity awaits to own a well-established and highly regarded cafe in the heart of Malvern, one of Melbourne's most sought-after hospitality hotspots. Positioned in a high-traffic location, this cafe benefits from a steady flow of customers, including local residents and visitors.

With a secure 4+4 lease in place, commencing November 2024, and an affordable rent of \$776.39 per week, this business offers long-term stability and excellent value. The cafe is fully licensed, making it an attractive venue for breakfast, lunch, and evening trade.

Equipped with a full commercial kitchen, the business is designed for efficiency and ease of operation. It is ideal for a husband-and-wife team, a first-time buyer, or an experienced operator looking to expand.

Generating weekly takings of \$8,000, the cafe has a solid financial foundation with opportunities for further growth. Expanding trading hours, introducing new menu options, or leveraging online delivery services could increase revenue.

Key Features:

- Prime Malvern location with strong foot traffic
- Secure 4+4 lease (commenced November 2024)
- Affordable rent of \$776.39 per week
- Fully licensed with dine-in and takeaway options
- Full commercial kitchen, well-equipped and ready to operate
- Easy-to-manage business, suitable for a couple or single operator
- Weekly takings of \$8,000, with potential for further growth

This is a fantastic opportunity to acquire a profitable and well-established cafe in a thriving Melbourne suburb.

Contact us today for more information or to arrange an inspection.

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Disclaimer:

Please note that some details about the business for sale are confidential. Disclosure of such information is subject to the completion of a Confidentiality Agreement and at the discretion of the broker.

Contact:

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