

## 5 Day Coffee Shop & Wine Bar for Sale Inner East Suburb



# For Sale

Location: **SA**  
Asking: **\$185,000 + SAV**  
Type: **Hospitality-Bars / Hospitality-Cafes**

**Prime location minutes from the city surrounded by offices, business houses and new commercial/residential developments \$185,000 + SAV**

Impressive business showing continuing growth in turnover and profits

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Only trading Monday to Thursday 7am – 3pm Friday 7am – late Saturday 4pm - Late

Stylish 'as new' fitout

Perfect intimate function venue

Excellent rent and secure lease

Seating internally for 34 + 16 alfresco

Great coffee sales

Trading short hours closed all public holidays & 3 weeks over Christmas/new year

No online services being used

Further room for improvement

**Reluctant sale below fitout cost for family reasons**

### Contact:

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Versace Business Services  
Broker Ref: 1820



*Flexible Finance Options Available - Subject to Lender Assessment*

RLA 66335