



# For Sale

Location: **Melbourne**

Asking: **\$375,000**

Type: **Hospitality-Cafes / Retail-Food Takeaways**

## Exceptional opportunity

This is an exceptional opportunity to acquire a rare gem in Melbourne's inner west - a fully managed, highly profitable takeaway cafe plus a fully fitted food trailer.

This standout opportunity combines lifestyle with profitability. With day-only trading (MonSat), minimal owner involvement and two income streams, this business is ideal for investors or hands-on operators alike.

Strategically positioned next to a train station in a high traffic location, this takeaway cafe caters to a loyal mix of commuters, industrial workers, and locals. The business is known for fast, efficient service, strong coffee sales and a simple, scalable food offering.

The cafe boasts a modern double-fronted shopfront, near-new fit-out and secure lease with low rent. It runs seamlessly under experienced and friendly casual staff, with systems and processes in place for easy operation.

### BONUS ASSET INCLUDED FULLY FITTED FOOD TRAILER

Included in the sale is a professionally built, compliant food trailer with a commercial-grade kitchen.

This trailer is not just an add-on it's a valuable standalone income stream, offering a flexible, low-cost, high-margin second revenue stream. Run it alongside the cafe or as a standalone business.

### KEY FEATURES

- \* Two Revenue Streams Cafe + Food Trailer
- \* Fully Managed Low owner involvement
- \* Bonus Asset Included - Food Trailer Extra Diversified Revenue Stream
- \* Ideal Work-Life Balance - Daytime Hours Only (No nights, No Sundays)
- \* Premium Coffee Sales Strong daily repeat trade
- \* Prime Inner-West Location High-growth suburb near train station with Increasing Population & Demand
- \* Modern Fit-Out No further spend required
- \* Secure Lease 3x3x3 terms, low rent
- \* High Foot Traffic + Loyal Customer Base
- \* Experienced Staff Retained

FREEHOLD ALSO AVAILABLE SEPARATELY

## Contact:

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[aubizbuysell.com.au/128365](https://aubizbuysell.com.au/128365)

Business Brokers Network  
Australia  
Broker Ref: 24097



#### WHO THIS BUSINESS SUITS

- \* Hospitality professionals seeking a streamlined, profitable operation
- \* Investors looking for a passive income with growth potential
- \* Owner-operators wanting flexible hours and a proven model
- \* Entrepreneurs aiming to expand a cafe brand or food trailer business

Businesses like this don't come up often modern, profitable, and ready to go.

Contact Theo Tzimas today for a confidential business profile and financials.

Serious buyers only. Private inspections by appointment. P.O.A