

## 5-Day Cafe for Sale Malvern Melbourne



# For Sale

Location: **Melbourne**  
Asking: **\$95,000**  
Type: **Hospitality-Cafes**

### Easy 5-Day Cafe in Malvern Low Rent, Secure Lease!

A fantastic opportunity to purchase a well-established cafe located in the sought-after suburb of Malvern. With consistent weekly takings of \$5,000 and operating only 5 days a week, this business offers the perfect balance of profitability and lifestyle.

#### Key Features:

**Trading Hours:** 5 days only, allowing for excellent work-life balance and potential to extend hours if desired.

**Takings:** Approximately \$5,000 per week with further growth potential through extended trading or menu expansion.

**Lease:** Secure 2+3+3 lease commenced in 2023, providing long-term security.

**Rent:** Exceptionally low at only \$472.50 per week, keeping overheads to a minimum.

**Operation:** Super easy to manage, making it ideal for a husband-and-wife team or first-time business owners.

**Growth Potential:** Scope to increase revenue through catering, weekend trade, or introducing additional product lines.

This cafe represents a rare find in today's market a simple-to-operate business with low risk, strong returns, and huge potential for growth. Whether you're an experienced operator looking to expand or a newcomer to the industry, this opportunity ticks all the boxes.

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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.

Images are for advertising purposes only and may not reflect the actual business. The displayed suburb may differ from the actual location.

### Contact:

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