



## For Sale

Location: **Melbourne**  
Asking: **\$129,000**  
Type: **Hospitality-Cafes**



### Well-Established Cafe for Sale in Malvern Prime Location

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. This cafe is 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
- Dine-in and takeaway service available
- 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:

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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.

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