



## For Sale

Location: **Sydney**  
Asking: **\$220,000 + SAV**  
Type: **Hospitality-Cafes**

### Industrial Cafe for Sale, North West Profitable 5-Day Operation, Low Overheads

In an area that never stops working, this cafe has been the go-to stop for over a decade.

For sale is a thriving industrial cafe with a strong reputation built since 2010. Perfectly located in a mixed residential and industrial precinct with easy parking, the business attracts a steady flow of loyal customers throughout the week. The cafe is strategically located within the North West Growth Area, which is earmarked for substantial increases in dwellings, population, and a proposed school - all indicating strong future potential for the business

#### KEY HIGHLIGHTS:

- Short trading hours Mon-Fri 5am - 2pm, no weekends
- Annual takings over \$640,000 with strong profits
- Long secure lease till 2032 with low rent of \$45K per year
- Fully equipped cafe with full kitchen, cool room, indoor and outdoor seating
- All equipment owned outright, plus CCTV security system
- Trained staff in place for a smooth transition
- Huge growth potential by adding catering and third-party deliveries

This is a rare opportunity to acquire a solid and proven cafe with lifestyle-friendly hours and plenty of scope to expand. Whether you're an experienced operator or first-time buyer, this cafe is a turnkey business ready for continued success.

Enquire today to learn more!

### Contact:

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