



For Sale

Location: **Sydney**
Asking: **\$195,000 + SAV**
Type: **Hospitality-Cafes**

Hole-in-the-Wall Cafe with Cult Bagel Brand, Delivery Platforms & Growth Potential

This boutique cafe is the perfect balance of lifestyle and opportunity. Located on a high-traffic main road in Sydney's rapidly growing inner-city fringe, it captures daily foot traffic while maintaining a loyal neighbourhood base.

The cafe has carved out a strong identity in the market, offering specialty coffee alongside a curated menu of bagels, toasties, and brunch items. Its virtual storefront dedicated to bagels has been set up with UberEATS, DoorDash, Menu Log, and Fantuan creating a niche market and additional revenue stream without extra overheads.

Designed to be small and easy to operate, the cafe features low overheads, short operating hours, and the flexibility to close on public holidays. Unlike larger venues or shopping-centre-based operations, this business provides both control and lifestyle balance.

Highlights:

- * Specialty coffee and boutique brunch offering with a neighbourhood feel
- * Strong online presence with an established bagel sub-brand on major delivery platforms
- * High exposure on a busy main road in a thriving inner-city location
- * Easy-to-run operation with low overheads and minimal staff requirements
- * Short hours (closes by 2 pm) and flexibility to close on public holidays
- * Lease in place until November 2027 with a 5-year option to renew

Growth Potential:

A new owner could extend trading hours, expand social media marketing, and offer catering to nearby businesses and residents. With local demand for catering already present but under-utilised, there is ample room to boost revenue further.

This is an excellent opportunity for a first-time cafe owner or an experienced operator looking for a manageable, profitable lifestyle business in a sought-after location.

Contact:

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aubizbuysell.com.au/130004

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Enquire now to receive more information and arrange a confidential inspection. Call John McSweyn on 0400 440 440 or for a quicker response, fill out our confidentiality agreement:

<https://api.thebrokerageconnection.com.au/widget/form/5rd89rHVecI7l100XcL6>