



## For Sale

Location: **Melbourne**  
Asking: **\$299,000**  
Type: **Hospitality-Cafes**

### Iconic Cafe - Highly Profitable Established Turnover - CBD Edge

Cafe Iconic Building and Setting - Highly Profitable Established Turnover - CBD Edge

Nestled in the heart of a thriving CBD edge village, this established Cafe & Coffee shop represents a lucrative opportunity for the hospitality entrepreneur.

With robust annual turnover, this business has strong and consistent performance with further growth potential.

A destination Cafe experience with the potential to add multiple income streams

Located in vibrant park like setting - Melbourne CBD Edge

Established business offered for sale and will not last - motivated owners

Coffee lite meals fresh grab and go high value / margin products

Impressive Sales: Consistently high revenue with cream for the Owner

Elite Profit Margin: indicative of efficient operations and premium pricing power.

Long Flexible Lease with Government authority

Stylish Retail establishment mixing old and new situated in unique outdoor setting

Dedicated Team: A skilled and loyal team to ensure business

Register interest to obtain detailed Business information.

### Contact:

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