



For Sale

Location: **Sydney**
Asking: **\$299,000 + SAV**
Type: **Hospitality-Cafes**

Established Cafe Franchise in High-Traffic Commercial Hub with Strong Sales and Growth Potential

Step into ownership of a thriving cafe franchise perfectly positioned in a busy commercial and residential precinct. Just moments from the train station, this cafe benefits from strong daily foot traffic from office workers, locals and weekend visitors.

Renowned for its premium coffee, delicious desserts and light meals, the business combines quality, consistency and a relaxed atmosphere that keeps customers coming back. Backed by a nationally recognised franchise, it offers a proven model, full training and strong operational support to set you up for success.

Currently operating under management, this cafe presents a fantastic opportunity for an owner-operator to increase profits through hands-on involvement, local marketing and extended hours.

Why You'll Love This Business:

- * Prime location near train station with constant foot traffic
- * Recognised national brand offering complete support and training
- * Secure long lease with renewal options
- * Stylish 110sqm cafe with indoor and outdoor seating
- * Steady weekly sales and loyal customer following

This cafe is ideal for experienced operators or first-time buyers wanting a reliable, easy-to-run business in a sought-after area. Everything is in place for a smooth handover and continued success.

Contact the broker for more information.

Contact:

John McSweyn
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