



# For Sale

Location: **Melbourne**  
Asking: **\$99,000**  
Type: **Tourism/Leisure / Hospitality- Restaurants**

## Billiards and Dessert Bar for Sale, Western Suburbs Melbourne \$99,000

Unique hospitality opportunity now available in the Western Suburbs of Melbourne. This business combines billiards, desserts, strong community engagement, and additional rental income from an upstairs tenant.

### Business Overview

- \* Asking Price: \$99,000
- \* Long and secure lease in place
- \* Total rent: \$3,400 per month
- \* Barbershop upstairs contributes \$2,000 per month toward expenses

### Customer Traffic

- \* 300400 visitors during car-meet events held every 23 months
- \* 100200 regular weekly customers
- \* Strong weekend trade

### Social Media Performance

- \* Instagram account with approx. 1,500 followers
- \* One reel has reached over 7 million views
- \* Many videos achieve 100k+ views
- \* TikTok shows similar reach
- \* Social platforms consistently attract new customers

### Key Highlights

- \* Easy to operate
- \* Two revenue streams reduce running risk
- \* Strong community presence and repeat clientele

## Contact:

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[aubizbuysell.com.au/131069](http://aubizbuysell.com.au/131069)

Business Brokers Network  
Australia  
Broker Ref: 25170



- \* Opportunity to introduce Sheesha
- \* Opportunity to add hot food and drinks to increase revenue
- \* No similar offering in Melbourne's Western Suburbs

Financials and site details shared after enquiry.

Important Information - Vaibhav Grover, Business Advisor and Broker, Agent's Representative acting for Greenfields Real Estate, Lic No. 091937L.

All financial information is provided by the vendor.

Buyers must complete their own due diligence. Agents accept no liability for accuracy of figures or any outcomes arising from the information supplied.