



# For Sale

Location: [Melbourne](#)  
Asking: [\\$299,000](#)  
Type: [Hospitality-Cafes](#)

## Cafe - Independent - Busy Lygon St Dining Precinct - Highly Profitable

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

Nestled in the heart of thriving Lygon St CBD edge dining precinct, 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 continuity.

Register interest to obtain detailed Business information.

## Contact:

Bernie Carroll  
0430 802 508 or [1300 227 227](#)  
[aubizbuysell.com.au/131312](http://aubizbuysell.com.au/131312)

Business Brokers Network  
Australia  
Broker Ref: 24774.3

