



# For Sale

Location: **Melbourne**  
Asking: **\$280,000**  
Type: **Hospitality-Cafes**

## High-Growth Bayside Cafe Opportunity Prime Coastal Bayside Location

An exceptional opportunity to acquire a thriving cafe positioned in the heart of Sandringham, perfectly placed to capitalise on strong lifestyle demand and significant residential growth. With thousands of new apartments being delivered in the immediate area, the local customer base continues to expand, underpinning long-term trade growth.

Ideally located near a busy train station and major bus route, and only moments from the beach, this cafe benefits from steady foot traffic from commuters, local residents, beachgoers and weekend visitors. The surrounding precinct offers a rare blend of convenience and coastal appeal, making this a highly sought-after trading position.

The business is known for its versatile, all-year-round menu that caters to a wide customer demographic. Offerings include smoothies, fresh juices, barista-made hot drinks, wraps, acai bowls, sweets, salads and a well-established catering arm. This diverse menu supports strong and consistent sales across all seasons and dayparts.

Currently trading 7 days per week from 10:00am to 4:00pm, the cafe presents clear upside for an incoming owner, with the ability to extend trading hours and further grow revenue if desired. Sales are trending upward, yet there remains significant untapped potential in catering, online engagement and extended service periods.

The business is supported by an excellent lease with options in place, providing long-term security. Weekly rent is a very reasonable \$1,200, enhancing overall profitability. A professional website and established social media pages are included in the sale, offering immediate marketing presence and customer reach.

This sale is driven purely by the vendor's retirement, creating a genuine opportunity to step into a proven cafe business with strong fundamentals, lifestyle appeal and substantial growth prospects in one of Melbourne's most desirable bayside suburbs.

### Key Highlights

## Contact:

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Business Brokers Network  
Australia  
Broker Ref: 25263



Prime bayside location close to beach, transport and apartments

Significant residential growth with thousands of new dwellings nearby

Diverse menu: smoothies, juices, hot drinks, wraps, acai bowls, sweets, salads & catering

Trading 7 days, 10am-4pm with scope to extend hours

Growing sales with strong future upside

Excellent lease with options; low rent of \$1,200 per week

Website and social media pages included

Vendor retiring genuine sale

Enquire now for further information on this outstanding bayside cafe opportunity.

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