

# Village Deli & Cafe for Sale Carlton North



## For Sale

Location: **Melbourne**  
Asking: **\$240,000**  
Type: **Hospitality-Cafes / Retail-Food Other**

### Premium Village Delicatessen & Cafe Iconic Rathdown Street, Carlton North

A rare opportunity to acquire a highly regarded delicatessen and cafe located in the heart of Rathdown Street, Carlton North one of Melbourne's most iconic and tightly held inner-north village shopping precincts.

Surrounded by established residential streets, professionals, and destination retailers, this business enjoys consistent all-day foot traffic and an exceptionally loyal local customer base built over many years.

This beautifully presented business blends the charm of a European-style delicatessen with the everyday appeal of a neighbourhood cafe, offering customers a curated selection of quality food, coffee, cakes and panninis along with specialty ingredients.

#### Business Highlights:

Prime Rathdown Street frontage with strong visibility

Popular village-style delicatessen and cafe

Serving barista-made coffee, cakes, pastries, and sweet treats

Extensive range of deli goods including cheeses, smallgoods, antipasto, gourmet pantry items, oils, vinegars, spices, and specialty ingredients

Take-home meals and premium convenience offerings

Strong repeat trade from locals, professionals, and weekend shoppers

Well-established systems and trusted supplier relationships

#### Financial & Lease Details:

Sales circa \$18,000 per week

Consistent trading performance

### Contact:

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[aubizbuysell.com.au/131517](https://aubizbuysell.com.au/131517)

Business Brokers Network  
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Excellent lease terms with long tenure remaining

Reasonable rent for this calibre of inner-city location

Fully fitted with quality equipment throughout

Compliant, well-maintained premises

#### Lifestyle & Growth Potential:

Suits an owner-operator or experienced hospitality operator

Opportunity to further grow sales via:

Extended trading hours

Catering to local offices and events

Expanded gourmet retail and take-home range

Online ordering or click-and-collect

Turnkey operation step straight in and continue trading

Opportunities of this quality in Carlton North's Rathdown Street are extremely rare. This is a chance to secure a profitable, community-focused business in one of Melbourne's most desirable hospitality precincts.

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