



## For Sale

Location: **Melbourne**  
Asking: **\$48,888**  
Type: **Hospitality-Cafes**

### Boutique Cafe with 3 bedroom apartment. ZERO RENT !!

Simple to run with 1 experienced operator, or potential to expand the cafe in both size and hours.

Serving coffee, cakes and toasties. Expand the menu if you want.

Add a boutique Bakery in the spare room and bring in the specialty, Artisan bread ??

Rent very cheap with both the cafe and 3 bedroom apartment at approx \$790 a week !! 3 + 5 left on the current lease.

Call / Contact the Agent below to ask about ZERO RENT.

This Cafe is a favourite with many of the locals with a steady stream of happy customers.

This boutique cafe is light and bright filled with the morning light every day.

Running a small boutique cafe is a pure, unfiltered joy wrapped in the aroma of freshly ground coffee and warm pastries.

Every morning begins with the quiet ritual of opening grinding beans, steaming milk, arranging the tables and creating a tiny sanctuary that feels like home to strangers.

The real magic happens in the connections: a regular's familiar smile when you remember their usual flat white, the barista's quiet pride in perfect latte art, or overhearing heartfelt conversations at corner tables.

It's intimate, not corporate every detail reflects your taste and care.

Amid the early rushes and late clean-ups, there's deep satisfaction in nurturing a space where people slow down, savor, and feel seen.

In a fast world, your little cafe becomes a gentle rebellion of warmth and community.

Make this your own cafe world and add your personal touch.

Having a 3 bedroom apartment at the back of the shop makes it a very convenient lifestyle in a hip neighbourhood.

Vendor keen to sell and will negotiate to a fair deal.

This opportunity will sell fast !!

Call Michael NOW !! - or submit an enquiry

### Contact:

Michael Keltie  
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