



For Sale

Location: **Sydney**
Asking: **\$239,000 + SAV**
Type: **Franchise Resale / Hospitality-Cafes**

Cafe & Gelato Franchise | Under Management | Strong Net Profit | Lower North Shore NSW

C9 Chocolate & Gelato is a well-established dessert cafe franchise located in Sydney's highly sought-after Lower North Shore, boasting over 10 years of successful trading history. Positioned on a busy street, the business benefits from strong foot traffic and excellent local visibility.

The store presents exceptionally well, featuring a modern fit-out, a spacious dine-in area, and equipment maintained in excellent condition. Additional highlights include generous storage space, a walk-in cool room, and four dedicated parking spaces, an uncommon advantage in this area.

This is a fully under-management operation with a capable, well-trained team already in place, making it an ideal opportunity for investors or buyers seeking a proven, low-involvement business.

Business Highlights

Fully managed

Strong annual profit of approx. \$154,000 under management

Potential to exceed \$225,000 in profit for an owner-operator

Experienced team handling all daily operations

30 indoor seats with a comfortable dine-in environment

Large premises with walk-in cool room and ample storage

4 dedicated parking spaces included in the lease

CCTV security system installed

Open 7 days (11:30am-10pm weekdays, extended weekend hours)

Securing quality premises is one of the biggest challenges in hospitality but this opportunity already has it covered. The business comes with a secure lease through to December 2030, plus a further 4-year option extending tenure to 2034.

WHY FRANCHISE? WHY C9?

Contact:

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Business Brokers Network
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C9 Chocolate & Gelato offers:

Proven brand with strong customer recognition

Franchisor support from day one, including a 2-week training period at no cost to the buyer

An on-trend, all-season dessert menu that drives consistent foot traffic year-round not just in summer

Marketing and operational frameworks already established, so you hit the ground running

Resale confidence this is an established, income-generating store, not a greenfields startup

For first-time business owners, the franchise model offers structure, support, and a lower risk profile compared to an independent cafe. For experienced operators, it offers a scalable, semi-passive investment with room to grow.

NEXT STEPS

Interested in finding out more? There are two ways to get the conversation started:

Call our broker directly on 0481 588 488 for a confidential discussion about this listing.

Fill out our confidentiality agreement:

<https://api.thebrokerageconnection.com.au/widget/form/5rd89rHVecl7l100XcL6>

for faster access to financial details and the information memorandum. Enquiries submitted with a signed NDA are prioritised and responded to sooner.