

# Hospitality Opportunity for Sale Melbourne



## For Sale

Location: **Melbourne**  
Asking: **\$595,000**  
Type: **Hospitality-Restaurants**

### South Yarra Hospitality Gem High Profits Chapel Street Exposure Short Hours

Positioned within one of Melbourne's most tightly held and high-performing hospitality precincts, this exceptional restaurant opportunity offers buyers the rare combination of location, lifestyle and strong financial performance.

Situated in a highly sought-after pocket of Chapel Street, South Yarra, the business benefits from enormous pedestrian exposure surrounded by premium retail, nightlife, apartments and constant dining activity. Opportunities of this calibre within this section of Chapel Street are rarely offered to market.

Generating average weekly revenue exceeding \$30,000 per week, the business has established a loyal customer base and strong reputation within Melbourne's competitive hospitality scene. The operation is currently run semi under management, providing flexibility for both owner-operators and passive buyers alike. The owner works an average of 20 hours per week and profits over 200k.

A major standout feature is the venue's impressive customer capacity and street presence, including:

- Brilliant fit out, recently renovated in 2024. Inspection will delight!
- 63 patron internal dining capacity, 98 patron heated outdoor dining area
- Exceptional visual exposure attracting constant foot traffic and spontaneous patronage
- Outdoor heating allowing strong year-round utilisation during winter months
- Business is closed 3 weeks during the holidays.

The business operates with comparatively short trading hours, primarily focused around lucrative evening trade, delivering an attractive work/life balance rarely found within the hospitality sector.

Additional highlights include:

- Prime Chapel Street South Yarra positioning amongst thriving restaurants
- Strong profits and established systems
- Highly recognised and proven hospitality concept

### Contact:

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- Large surrounding residential population growth
- Strong social atmosphere and vibrant fit-out
- Favourable mix of dine-in, takeaway and delivery revenue
- Excellent staffing accessibility due to premium inner-city location
- Turnkey operation with nothing further to spend
- Sales \$1,389,025 for January to December (Closed 3 weeks PA)

This opportunity will appeal to experienced hospitality operators, expansion groups, groups seeking expansion or lifestyle buyers looking to secure a proven venue within one of Melbourne's most iconic dining strips.

Opportunities combining scale, profitability, location and lifestyle within South Yarra are increasingly difficult to secure

To access this business's Confidential Information Memorandum, please copy and paste the link below into your web browser, complete the Confidentiality Agreement, and our brokers will contact you accordingly

<https://www.mbs-public.com/public/40dca5ea-0b0f-4a0c-bff2-543cce324b44/ca>

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