



For Sale

Location: **Melbourne**
Asking: **\$180,000**
Type: **Hospitality-Cafes**

PRIME CBD FRINGE CAFE HUGE UPSIDE FULLY FITTED & READY TO GO

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An outstanding opportunity to secure a beautifully presented cafe in one of Melbourne's most tightly held inner-city business precincts, surrounded by corporate offices, medical suites, and high-density residential living.

Positioned along a major arterial road with constant foot traffic, this spacious cafe enjoys strong exposure to daily commuters, local professionals, and repeat clientele from within the building and surrounding businesses.

KEY FEATURES:

Currently taking \$7,000 \$8,000 per week and growing steadily

Only 5 months old near-new setup with nothing to spend

Trading 5 days only (no nights) massive upside to extend to 7 days and/or evenings

Large premises with a fully equipped commercial kitchen

Strong coffee and food sales with excellent customer feedback

Located within a well-established, high-traffic building with a long history of successful cafe trading

Simple operation suitable for owner-operator or experienced operator

LEASE & FINANCIALS:

Rent only \$1,400 per week exceptional value for the size and location

Secure lease in place

This is the perfect opportunity for an owner-operator to walk into a near-new cafe and immediately capitalise on the growing revenue, or for an experienced operator to expand trading hours and unlock the site's full potential.

Contact:

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aubizbuysell.com.au/132979

Business Brokers Network
Australia
Broker Ref: 25910



Opportunities like this in premium inner-city locations, with low rent and strong growth, are extremely rare.

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