



For Sale

Location: **Sydney**
Asking: **\$599,000 + stock**
Type: **Hospitality-Cafes**

Established Cafe with Modern Fitout MAS270

A rare opportunity to acquire a thriving, well-established cafe business in South Western Sydney, positioned in a growing commercial and residential precinct surrounded by gyms, offices, and a school opening nearby.

With five years of consistent trading history under current ownership, this business has built a strong reputation for quality food, coffee, and service. A major three-year construction project across the road is set to bring significant additional foot traffic to the area upon completion.

The cafe operates five or more days per week from 5am to 3pm, with strong Uber Eats revenue.

Coffee sales of 22kg per week reflect a loyal and established customer base.

Financials are robust, cost of goods and wages are well-managed, providing a strong and transparent earnings picture.

A five-year lease provides incoming buyers with the security and runway needed to grow the business further. With a quality fitout, fully equipped commercial kitchen, and everything in place, this is a genuine walk-in, walk-out opportunity.

Early inspection is strongly recommended.

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