



For Sale

Location: **Sydney**
Asking: **\$79,000 + SAV**
Type: **Hospitality-Cafes**

Modern Cafe in a Prime CBD Location, North Sydney

A fantastic opportunity to own a well-presented, fully fitted cafe in one of North Sydney's busiest commercial precincts. Located on bustling Walker Street, just a 2-minute walk from the Metro station, this cafe enjoys excellent exposure and consistent foot traffic from office workers, commuters, local residents, and visitors.

Recently renovated with a modern fit-out, this cafe is ready for a new owner to step in and start trading immediately without the significant costs and time involved in setting up a new cafe.

The current owners' circumstances have changed, creating an excellent opportunity for an owner-operator to build on the strong foundation already in place and take the business to the next level. The business is currently operated as a 5-day cafe, offering an excellent work-life balance while still presenting significant upside for a buyer who wishes to extend trading to weekends or additional hours.

Key Features:

- * Prime Walker Street location in the heart of North Sydney
- * Only a 2-minute walk to the Metro station
- * High daily foot traffic from commuters, office workers, and nearby residents
- * Modern fit-out with no additional renovation required
- * Spacious 104 sqm premises with comfortable indoor seating plus outdoor seating
- * Fully equipped commercial kitchen and cafe with quality equipment
- * Affordable rent of approximately \$68,000 per annum including GST for this premium location
- * Secure lease until 2030, with a further 3-year option
- * Established loyal customer base with excellent Google reviews and active social media presence
- * Strong relationships with surrounding businesses, creating opportunities for corporate catering, meetings, and ongoing business partnerships
- * Bicycle parking facility located directly below the building, attracting cyclists and active local customers
- * Currently operating as a successful 5-day business, providing an excellent lifestyle while offering the flexibility to expand into weekend trading and unlock additional revenue
- * Simple, easy-to-operate menu requiring minimal staffing

This is an ideal opportunity for an owner-operator, family business, or experienced cafe operator looking to acquire a quality cafe in a highly sought-after North Sydney location at an affordable price. With its established local business relationships, loyal customer base, and strong community connections, the cafe offers multiple avenues for future growth, including corporate catering, private

Contact:

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functions, community events, and extended trading hours.