

# Fitted-Out Cafe for Sale Croydon Melbourne



## For Sale

Location: **Melbourne**  
Asking: **\$49,950**  
Type: **Hospitality-Cafes**

### Fitted-Out Cafe for Sale in Croydon with Secure Lease to 2027

A compact, fully fitted-out cafe set-up in a Croydon commercial strip, offered for sale as a chattel sale with lease transfer. The site comes with plant and equipment, fit out, POS and online ordering system, and a current food licence in place, giving a hands-on operator a ready platform to build a coffee business without starting from bare walls. Well suited to an owner-operator with barista or hospitality experience looking for manageable trading hours and room to grow.

The premises has two points of entry with a dividing door, effectively creating two usable areas, ideal for splitting food service from a quieter seating zone or hosting small private bookings. Outdoor seating is available at no extra cost to the tenancy.

Parking is convenient, with free 3-hour public parking located just a few steps from the cafe. An annual trader parking permit is also available through the local council, allowing unrestricted parking in the designated area. The current owner reports the cafe operates with no active marketing or advertising, which points to upside for a buyer willing to invest in local promotion and an online presence.

#### Key Highlights

- \* Fit out and plant & equipment included in the sale (chattel sale with lease transfer, not a goodwill sale)
- \* Lease secured to March 2027 with a 2+1 year renewal option
- \* Cafe-friendly trading hours
- \* POS system with online ordering and barcode functionality to reduce queue times, plus a current food licence
- \* Free 3-hour public parking just a few steps away, with an annual council trader parking permit available

There is clear room to build on what's currently a word-of-mouth-only customer base. A new owner could introduce social media and local marketing, formalise online ordering and delivery partnerships with nearby businesses, extend trading days or hours, and make more of the dual seating areas for small events, meetings or catering bookings.

### Contact:

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Best suited to an owner-operator, ideally with barista or cafe management experience, who wants a manageable-hours operation with the systems and licensing already in place. Given staffing levels and full financials are not yet confirmed, this is not one for a passive investor at this stage.

Contact the broker on 0415 537 615 for more information.

Complete our Confidentiality Agreement:

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