

## For Sale

Location: **Sydney**  
Asking: **249,000**  
Type: **Hospitality-Cafes**

### Well Established Cafe in South West For Sale - AM

Net Owner Income = \$4,440 Per Week

- Excellent Café for sale in Macarthur/Campbelltown Region
- First time on market
- Long lease
- Constant turnover with ongoing growing sales
- Major new residential development in the area
- Great fit out; welcoming due to wide shopfront
- Plenty of seating inside & at front of shop
- Well fitted kitchen
- Buy and build on strong foundation, as all hard work is done.
- Great potential to increase sales, via expanding on food offer

This is a must see opportunity and won't last long

Call us on (02) 8216 0749 or 0473 777 098 to inquire

Ref: #2031

THE PURCHASER TO MAKE HIS/HER OWN INVESTIGATIONS AND INQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF

### Contact:

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