



# For Sale or Lease

Location: **Sydney**  
Asking: **\$229,000**  
Turnover: **\$442,000**  
Type: **Hospitality-Cafes**

## Cafe (Very Low Rent) - Net Income \$2,834 PW

Turnover \$8,500 per week  
Rent \$576 PW (Incl Electricity. Water & Outgoings)  
Net Income to Owner Operator: \$2,834 per week

- Lowest Rent
- Trained staff
- Liquor Licence
- Long Lease (6 Yrs)
- Excellent clientele
- Equipment good condition
- Low maintenance- small area
- Customer spend \$20 average
- Good Coffee and food Ratio 30/70
- Ranked among top 10 restaurants of Sydney
- Lowest rent in Sydney (only 5% of Turn Over)
- Business possess one of the best reviews on web
- Great Potential: Start Dinner, Room Service to apartment guests (next door)
- Great opportunity to get into this business or expand your current portfolio
- Lowest possible over heads; Electricity, Water & rubbish removal included in rent
- Additional turnover of \$2,500 (in addition to above) is being earned by trading late on 1 day of the month - You can extend trading hours and can start earning more.

## Contact:

Sales  
0473 777 098

[aubizbuysell.com.au/53026](http://aubizbuysell.com.au/53026)

Business Brokers Network  
Australia  
Broker Ref: AM2056



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