



For Sale

Location: **VIC**

Type: **Hospitality-Cafes / Hospitality-Restaurants**

Iconic Cafe Restaurant for Sale - North East Area - Can Not Be Faulted

TRIDENT Business and Corporate Sales are proud to present this exceptional cafe restaurant to the market.

Situated in Melbourne North East area, business like this do not become available very often.

Iconic business, well known location and highly respected amongst the locals.

Immaculate fit out, very warm and comfortable with a free flowing waterfall in the rear courtyard.

Excellent seating capacity.

Liquor Licence (Cafe restaurant)

Trades 7 days breakfast and lunch, does have the capacity to service dinner if required and increase functions.

Fully trained and loyal staff in place.

Same owner for 10 years, time to move on.

Weekly sales around the \$15,000 mark, more with functions.

Cheap rent at only \$960 per week with a new 20 year lease.

Ability for working owner to enjoy a return of around \$200k per annum. This is an outstanding opportunity to acquire one of Melbourne's cafe restaurants.

TRIDENT Business and Corporate Sales and/or their agents have been given exclusive authority to market and sell this business for the Vendor. Therefore, they give notice that all information given in relation to this property, whether contained in this document or given orally, is given without responsibility and has not been audited by us. People intending to purchase should satisfy themselves as to the accuracy of all information before proceeding. TRIDENT does not accept, and specifically excludes any and all liability relating to the business.

(Our reference T 1211) - Some images used for illustration purposes only - TRIDENT Business reserves the right to limit the release of information to parties who do not disclose their full contact and identity details to the listing agent upon inquiring about this business.

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