



## For Sale

Location: **Melbourne**

Type: **Hospitality-Cafes**

### Industrial Cafe Southeast Area, High Profits Cheap rent.

Exclusively listed with Trident Business & Corporate Sales is this industrial cafe in the Keysborough area. Perfectly positioned with a impressive fit out this cafe is constantly busy. It comes with a brand new lease & unbelievably cheap rent - this means big profits. Great onsite & street parking, alarm & security system, air conditioning & great a outside dining & coffee area this cafe is easy to manage. Short working hours ensures a good work/life balance. Business Information -

- Takings \$8,500 per week
- Brand new 12 year lease
- Cheap rent only \$660 per week including G.S.T
- Trading 5 days 6am - 2.30pm
- Huge Profits

Don't miss this opportunity to purchase a well established industrial cafe. Call Theo Tzimas now on 0407444774 for a confidential discussion.

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 1221) - 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.

### Contact:

Theo Tzimas

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Trident Business and Corporate Sales

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