



## For Sale or Lease

Location: **Melbourne**  
Asking: **\$89,500**  
Type: **Retail-Food Takeaways**

### Industrial Takeaway in Bayswater RZ

Taking: Vendor indicates will trial at \$5,000 per week

Rent \$402 no GST per week.

This beautifully set up corner café shop was renovated recently, the vendor has operated the business for more than 4 years and is selling the business for personal reasons. The café shop has been well established for more than 20 years, located in the heart of the industrial area of Bayswater and surrounded by factories, workshops and business centres.

Trading only 5 days per week makes this business a very desirable business for a couple wishing to own and operate a family business together. The very simple menus and manageable food preparation makes for an easy operation. Suitable for first time business seekers.

Others features including:

- \* Walk in cool room
- \* Inside seating area with 12 seats and 8 seats outside
- \* Two year Lease with 3 year Option
- \* Comfortable size kitchen and preparation room

Offers invited \$89,500 plus stock at value

For more information, call Roger Zhao 0404 034 777 at Connect Business Agents Pty Ltd.

### Contact:

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