



For Sale

Location: **Melbourne**

Type: **Hospitality-Restaurants / Hospitality-Bars**

Prahran\'s Finest ONLY \$30,000

Here is a once in lifetime opportunity to secure a wonderful hospitality lease in a prime location with great conditions and all the important and expensive bits ready to go.

Do not risk a start-up when you can move into this impressive and established business and live your dream of owning your very own caf  /restaurant/bar in trendy Prahran.

This venue has been set up by hospitality professionals and presents an opportunity to grow and succeed in the future. The long-term lease is a massive asset to the business and allows a long-term business strategy and financial planning to be put in place.

Located in a sought-after main strip with heavy foot traffic and up to 3 onsite car parks (which can be rented out) and ample car parking, this is ideal for anyone looking for a secure business opportunity and to expand and add to a hospitality portfolio. The attached kitchen can also be leased out for catering purposes. To further enhance this amazing opportunity, there is also a separate lease with room for storage and or office space if required.

The versatile, flexible and stylish space allows for instant revenue streams and combines a ready-made income and a fabulous corner location with guaranteed growth.

Be the first to inspect this stunning venue!

FEATURES OF THE BUSINESS

- Well thought fit-out
- Long Lease
- Perfect for Owner operator or investor
- Licensed for 100 inside
- Fully Licensed
- Two potential outdoor dining area(s)
- Excellent exposure and location
- Ample street parking at any-time of the day
- Potential for multiple revenue streams
- Massive Profit opportunity
- Strong Coffee Trade
- Take away trade

Wonderful opportunities like this are rare. Don  t miss the chance to be part of the exciting Prahran hospitality scene.

For more information on this wonderful business please contact Glen Bagnara on 0400 523 272 or glen@tridentbusiness.com.au

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