



## For Sale

Location: **Melbourne**

Type: **Hospitality-Cafes**

### INSPIRED CAFE IN THE HEART OF THORNBURY \$350,000

Situated in the heart of Thornbury on the 86-tram line, this wonderful business sets itself apart from many. From the proven financial history, rent below \$30,000 pa and wonderful lease make for a truly compelling and thoughtful opportunity.

The financials for this business are A1 and very well kept. They provide a very healthy bottom line and demonstrate a business in an exceptionally good financial condition.

With its strong pull of locals and unique concept which sets it apart, this gem of a cafe has everything already in place to be financially viable and very successful for many years to come.

Feel free to touch base for a no obligation inspection of the business and financial records. Neither will disappoint.

#### Highlights of the business:

- Secure new lease
- Very low rent
- Unique and easy concept
- Curbside dining
- Original fit-out
- 25kg coffee per week
- Declared profits
- Fully Licensed
- Great local following

For more information on this stunning little business, please do not hesitate to contact Glen Bagnara on 0400523272 or [glen@tridentbusiness.com.au](mailto:glen@tridentbusiness.com.au)

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### Contact:

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