



## For Sale

Location: **Melbourne**  
Type: **Hospitality-Cafes**

### Fully Licensed Industrial Cafe - No Competition - Get in First !

Exclusively listed with Trident is this industrial café in Melbourne's South East that has the lot. On a main road location this very busy café is also a restaurant serving Chinese/Vietnamese cuisine at night. Seating of 75 inside/outside it's the only café amongst heavy commercial, industrial & office presence in the area.

#### Business Information:

- Trading 6 days, 7am - 3pm (café) 5pm - 9.30pm (restaurant), closed Sundays.
- Taking \$18,000 per week
- Rent \$923 Incl G.S.T per week
- Commercial lease 3 x 3 x 3 x 3
- Sales of 4kgs Coffee per day.
- Strong Net Profits
- Excellent opportunity to enter the Hospitality Industry

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(Our reference T 1339) - 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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