

# DUPLICATE for Sale Campbellfield Melbourne



Location: **Melbourne**  
Type: **Hospitality-Restaurants**

## URGENT Profitable and well known Restaurant in Campbellfield

This restaurant is located in a prime location at one of the busiest intersections and next to the shopping centre in Campbellfield.

This is a very solid and secure investment suitable for \"semi under management\" or hands on owner/operator or family partnership. A sophisticated and delicious menu, which has been enjoyed by loyal customers.

Excellent opportunity to take over a restaurant with well set up already done in a great location, Great designed lay out and free customer parking at the front of shop, can offer customers a nice and comfortable dine in environment.

Key features of this opportunity:

- \* Prime location in the centre of food court with plenty of foot traffic with new lease just been granted
- \* Well known cafe with beautiful food and lovely atmosphere
- \* Current average weekly turnover between \$15,000/week (Winter), \$18,000/ week (Summer)
- \* 200 seating inside with very cheap rent \$4200/month including gst
- \* Secure lease 4yr + 5yr + 5yr
- \* 2 Big commercial kitchen facility with huge storage room, cool room, the restaurant also offer owner car park
- \* Staff are well trained, efficient and self managed, including talented barista making excellent coffee art
- \* Skilled chef delivering excellent food and great customer service
- \* One of best dining restaurant in the area
- \* Established clientele with many loyal customers
- \* Trial welcome

Asking Price \$175,000 Negotiable

This is a very solid and secure investment suitable for under management or hands on working owner or family partnership.

All reasonable offers shall be consider, Please note CA forms must be filled out prior

### Contact:

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