



## For Sale

Location: **Melbourne**

Type: **Hospitality-Cafes**

### BEST OF BOTH WORLDS - INDUSTRIAL CAFE ADJACENT TO RESIDENTIAL AREA

Located in the South Eastern Suburbs, this established & well equipped cafe is easy to run. Seating 14 inside & 16 outside it also comes with a 2 Bedroom apartment that can be sub let. Off Street Parking, customer toilets & video surveillance cameras are all included.

All equipment is owned outright with nothing else needed in this turn key business operation.

Business Information:

- Takings \$3,800 per week.
- Trading 5.5 days, Mon - Fri 6am-3pm, Sat 7am-2pm
- CHEAP RENT \$496 per week Incl 2 Bedroom Apartment
- Lease 3 x 3 with options
- Scope for Improvement

Do not miss out, call Theo from Trident now 0407444774 for inspection & a confidential discussion.

TRIDENT Business and Corporate Sales and/or their agents have been given exclusive authority to market and sell this business for the Vendor. Therefore, they give notice that all information given in relation to this property, whether contained in this document or given orally, is given without responsibility and has not been audited by us. People intending to purchase should satisfy themselves as to the accuracy of all information before proceeding. TRIDENT does not accept, and specifically excludes any and all liability relating to the business.

(Our reference T 1423 ) - 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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### Contact:

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Trident Business and Corporate Sales

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