



## For Sale

Location: **Melbourne**  
Asking: **\$685,000**  
Type: **Hospitality-Cafes**

### Highly Sought After, Rarely Found University Cafe For Sale

University Cafe - first time time offered for sale

one of the leading coffee destinations on this campus, currently fully managed & returning owners in excess of \$160 K.

Considerable profits on offer for a hands on working owner to consider.

Trading only 48 weeks, Monday to Friday 7am to 4.30 pm

Impressive equipment list and fit out, all unencumbered.

The best location in the entire food court, business sale comes with working plans in place for a outdoor satellite cafe to be built if desired by new owners.

The current owners have operated with in this particular university for 16 years & are retiring.

The cafe was trading in its current position Since 1995 & in 2016 it was completely gutted and rebuilt.

Revitalised food menu, added specialty coffee's, batch brew pour overs ,added seating outdoors , social media presence.

Smooth and efficient operation & would return over 23% on investment only or close to 40% with hands on owner.

Excellent lease and rental.

Dont delay, these university locations are highly sought after. Call Brian at TRIDENT for more information 0417303196. 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.

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### Contact:

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