



### **Busy Cafe Inner Melbourne Ref: 15647**

Takings: \$8,500 per week approx. (\$15,000 per week approx. preCOVID)

- A popular cafe positioned in a prime highly exposed location
- Surrounded by apartments in an affluent area
- Well established with plenty of loyal customers
- Offers ample parking nearby
- Excellent setup, fully equipped with commercial kitchen
- Easy to operate with low overheads and high-profit margins
- Open 5 days Monday – Friday providing short hours for good work-life balance
- On a secure long lease (6 years remaining) with reasonable rent
- High potential to increase sales if operated by a family partnership

Hurry, this opportunity wont last!

Asking: \$170,000

For more information about this listing, please contact the agent below.

Agent: Jack Yu

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First Choice Business Brokers

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**\$170,000**

**Contact:** Jack Yu  
0416 864 988

**Type:** Food/Hospitality  
<https://www.firstchoicebb.com.au>