

## For Sale or Lease

Location: **Melbourne**  
Asking: **\$85,000**  
Type: **Retail-Food Takeaways / Retail Other**

### Melbourne: Sushi Japanese Eatery & Takeaway - A Bargain @ \$85,000 JT

Please be quick to take advantage of this profitable and established (in 2007) eatery with potential to increase sales by introducing coffee, light breakfast and evening meals. Great opportunity to improve, continue as it is or introduce your own concept. Currently only opens between 9.30am and 5.00pm. The owner has a genuine reason for sale and will consider any offers.

- Great corner location - high exposure - trams and near 2 train stations
- High foot traffic - opposite a large Supermarket that opens from 6.00am to 12 midnight
- Trendy cafe/restaurant precinct with well known Franchises as neighbours
- Council approved outside seating
- Suits couple, 2 partners or 1 owner and 1 part-time staff
- Owner will train if you need to acquire the skills ~ trial offered to approved buyer
- Excellent lease with car space
- Highly profitable with room to grow
- Be quick, this opportunity won't last for long.
- Realistic Asking Price: only \$85,000

For more details, contact James Tan on 0433 433 800 or email: [jt@opexcorp.com.au](mailto:jt@opexcorp.com.au)  
Listed by Opex Corporate Business Brokers - [www.opexcorp.com.au](http://www.opexcorp.com.au)

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