



## For Sale or Lease

Location: **Melbourne**  
Asking: **\$82,000**  
Type: **Hospitality-Cafes**

### Cafe Make an Offer RZ

**BARGAIN - DON'T MISS OUT**

Located in a prime location along one of Melbourne's busiest arterial roads in the northern suburbs. Modern Australian Cafe offering an excellent range of snacks, sandwiches, pies, cakes, foccacias, salads and quality coffee. The business has been operating from this location for 15 years.

Situated in a busy shopping centre which includes Kmart, Aldi, Coles supermarket among other speciality retailers. Very modern, exceptionally well presented shop with a relaxed atmosphere. Seating capacity 20 inside and 6 outside. Full commercial kitchen, with stainless steel work benches and a spacious area to work in.

- \* Superb fitout
- \* 10 kg of coffee per week is sold
- \* Taking \$8,000 per week
- \* Ample parking
- \* Commercial Kitchen
- \* Clean as a Whistle
- \* Well Presented Menu

Asking Price \$82,000 plus SAV

Contact Agent: Roger Zhao 0404 034 777  
roger@connectbusinessagents.com.au

### Contact:

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