

## For Sale

Location: **Sydney**  
Asking: **\$100,000 WIWO**  
Type: **Hospitality-Cafes**

### Busy Cafe Espresso Bar Northern Beaches Prime Location

#### EXCITING OPPORTUNITY

This business is a vibrant Northern Beaches coffee bar with a strong captured market within the local area and shopping precinct

Operates 7 days with an early close of 2pm  
Seating capacity of 40  
Serves breakfast and lunch  
Only light cooking with no chef experience required  
Simple menu  
Main road exposure  
25 kgs of coffee per week  
Low monthly rent  
2 year plus 3 year lease agreement  
Prime Northern Beaches location  
Well established business with loyal customers  
Customer Parking  
POS System and Security Cameras included

A trial period can be negotiated and the owner will enter a non compete agreement

Enquire now for an inspection  
A great opportunity not to be missed

#### Contact:

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