



## For Sale

Location: **Sydney**  
Asking: **\$149,000 plus stock**  
Type: **Hospitality-Cafes**

This fully managed café has a fit-out worth \$270K and is ready for a new owner to step in and thrive.

Currently serving 33kg of coffee per week, this cafe benefits from a high-traffic location right next to blue-chip tenants, guaranteeing steady footfall.

Modern fit-out and eye-catching signage make this cafe a standout. It's ideal for anyone looking to walk into a well-established business with high potential.

The current owner is seeking a quick sale due to other business interests.

All offers will be considered don't miss out on this exceptional opportunity!

Contact us today for more information or to arrange an inspection.

### Contact:

Marco Gentili  
0404 805 222

[aubizbuysell.com.au/125028](http://aubizbuysell.com.au/125028)

Business Brokers Network  
Australia  
Broker Ref: 23056

