



## For Sale

Location: **Sydney**  
Asking: **\$149,000 + SAV**  
Type: **Hospitality-Cafes**

### Modern Eastern Suburbs Cafe Walk In and Make Money from Day 1!

With a reputation for top-notch coffee, mouth-watering food, and exceptional service, this established business is primed for new ownership. Boasting stellar Google reviews, a loyalty program with 310+ dedicated local customers, and a strong Instagram following, it's a local favorite.

With a stylish modern fit-out and a rare liquor license, this cafe offers immediate profitability no additional investment required. It's been a community hub for nearly a decade and is on the market for the first time in 9 years. Don't miss this rare find!

#### Key Highlights:

- \* Prime location in a busy Eastern Suburbs hotspot
- \* Commercial buildings with 30+ workers nearby that visit for their coffee fix every day (plus catering orders)
- \* Highly rated for coffee, food, and service
- \* 310+ locals in a thriving loyalty program
- \* Rare liquor license for the area
- \* No further investment needed start earning right away!
- \* Long-standing, loyal customer base
- \* Trendy, modern design appealing to the local clientele
- \* Strong social media presence and community involvement
- \* Only two owners since its establishment in 12 years act now!

Ready to own a profitable, established cafe? Contact George at 0412 008 909 or fill out the confidentiality agreement (<https://www.thebrokerageconnection.com.au/confidentiality-agreement-page>) to receive the Information Memorandum today!

### Contact:

John McSweyn  
0400 440 440 or 1300 466 455

[aubizbuysell.com.au/125107](http://aubizbuysell.com.au/125107)

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