



## For Sale

Location: **Melbourne**  
Asking: **\$255,000**  
Type: **Hospitality-Cafes**

### 5 days, 8am to 2pm \$14000 takings PBA

Delightfully presented Licensed Cafe with a high quality fit out designed by Australian architect of the year 2020.

Well located in fast growing part of Collingwood business district and under council plan to develop this into a corporate hub.

Enjoy a stable and regular office client base, corporate tabs for employees and recurring catering orders within the business vicinities.

Trades 5 days a week and taking between \$13000 to \$14000.

Exceptionally short trading hours from 8 am to 2 pm only.

Cafe License is for 7 days and hence potential to do more days and hours if desired.

Experienced manager in place and could be run under management if required.

Rent: \$1080 per week + GST.

Lease: 4 + 5

Seating capacity: 70

Current owner runs it for the 7th year now.

Price: \$255000 neg + SAV

Contact agent Kenny on 0416116601 for further details.

### Contact:

Kenny Koh  
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