



**Modern Cafe in the heart of Melbourne CBD Ref: 14853 \$170,000**

Takings: \$12,000 per week approx.

- This cafe is located on a bustling commercial street in Melbourne's CBD with high visibility and foot traffic
- Just a short walk from a busy train station, surrounded by hotels and office buildings
- Presents an immaculate premise, offering a clean and tidy environment for patrons
- Carries a long lease with 10 years remaining
- Features spacious seating for over 100 customers, both indoors and outdoors
- This cafe is licensed to sell alcohol, enhancing customer experience
- A stable business with a dedicated and loyal customer base
- Offers a simple menu with minimal cooking required, allowing efficient and easy operations

This is a rare opportunity to acquire a thriving cafe business in a prime Melbourne CBD location.

Asking: \$170,000

For more information about this listing, please contact the agent below.

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