



## 0045 Address on Application Melbourne VIC

This fully managed cafe is ideal for an owner operator or an investor. It is located in one of Melbourne's iconic corporate buildings. it is the simplest of operations. The menu consists of homemade pastries, sandwiches and sweet treats. Seating inside and out-front.

This business offers the following:

- \* Turnover of \$15,000+ pwk
- \* Weekly coffee sales are 40kgs+
- \* Trades Monday-Friday
- \* Short hours 7am-2.30pm (Hours can be extended)a
- \* Excellent weekly rent of \$1505 (includes all outgoings)
- \* Include in the rent is a separate storage room
- \* FULLY managed. No vendor involvement
- \* Extremely simple processes and procedures in place
- \* Great profit margins

**View** : <https://www.ypa.com.au/7931284>



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