



0055 Address available upon Request Carlton VIC

This well established business is a consistently great performing gem! Located in a beautiful Victorian Terraced building in Cardigan St, Carlton. It is surrounded by Trades Schools, University, Offices and Residential streets. Plus the Metro Tunnel workers!! It has a very loyal following and a simple operation where the majority of sales are take away. There are three indoor seating areas as well as a small courtyard and two seating areas at the front of the cafe. A good lease is in place with a great rent that includes the upstairs apartment. Via a separate entry, upstairs, is a beautifully presented 2 bedroom apartment with a kitchen/dining, a bathroom, a large living room with lots of natural light and a balcony. This is ideal to live in, rent out or use as an Air BnB.

Price : \$75,000 Negotiable

View : <https://www.ypa.com.au/7931287>



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PLEASE NOTE: DUE TO UNFORSEEN CIRCUMSTANCES, THE CAFE IS NOW CLOSED.