



Brunswick

A popular local cafe. Serving freshly made middle eastern pastries and amazing coffee. Very large premises that can lend itself to any cuisine. There are 2 large prep areas and ample seating areas. Very simple operation with very short trading hours. Some wholesaling that can be capitalized on. This property would do well as a SHISHA Lounge!

This business offers the following:

- * Takings of \$350k per annum
- * Yearly rent of \$35,640 (No gst applicable)
- * Lease remaining is 3+3 from June 2023
- * Large 192sqm premises
- * Short trading hours
- * Closes at 2.30pm daily!!
- * Fantastic location with ample parking spaces
- * Fully equipped with 3 phase power

Price : \$145,000

View : <https://www.ypa.com.au/7932395>



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