



**Prahran**



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## 35038 HIGHLY RATED NICHE CAFE - TURNKEY OPPORTUNITY

Seize this incredible opportunity to own a hole-in-the-wall specialty gourmet sandwich cafe in Melbourne's thriving sandwich scene! This cafe is boasting an impressive 4.9-star rating on Google and has already made a stamp amongst the locals with its exceptional customer service and high quality menu.

The cafe's menu is simple, yet meticulously curated, featuring tried-and-tested recipes that have proven to be a hit with returning customers. The business operates smoothly with its existing staff, making it a perfect turnkey buyer, even for novice cafe owners. The versatility of the fit-out means that while it currently serves as a specialty sandwich cafe, it could easily be transformed into any other type of specialty shop, broadening the scope for potential business ventures.

Located in an area surrounded by new apartment developments, the cafe benefits from a steady stream of foot traffic, ensuring a constant flow of customers. Its prime position next to a shopping centre with plenty of parking adds to its accessibility and appeal. Moreover, the cafe has a strong online presence with an active social media following, further boosting its reputation and reach.

This cafe is not just a business; its architectural design, branding, and recipes make it easily replicable as a franchise opportunity. Take the opportunity to be part of Melbourne's thriving foodie scene and come and see this aesthetic, turnkey cafe for your own today!"

Key Features:

- Exceptional reputation with a 4.9-star Google rating, beloved by locals and tradies alike.

Price	\$79,000
Property Type	Business

### AGENT DETAILS

Bonza Business Sales Melbourne -  
1300266922

### OFFICE DETAILS

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