

Just Listed

## South Melbourne



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### 35422 THRIVING CAFE WITH STRONG COMMUNITY PRESENCE

A remarkable opportunity awaits aspiring entrepreneurs and food enthusiasts as an established cafe business becomes available in a vibrant urban area. This charming establishment serves expertly crafted coffee alongside a range of popular diner dishes, appealing to a diverse clientele that includes professionals, students, residents, and service workers.

Situated in a high-traffic locale within a dynamic commercial district, the cafe benefits from its proximity to a mix of office spaces and residential developments. With significant potential for expansion—such as extending operating hours to capture additional local demand—the growth opportunities are substantial.

The current owner has built the business on a commitment to quality, offering both convenient grab-and-go options and freshly prepared dine-in meals. This focus on customer satisfaction is reflected in its strong online reputation and consistently positive reviews, making it a trusted dining destination in the community.

#### Key Features:

- Set in a vibrant, high-traffic area with proximity to office spaces and residential developments.
- Offers expertly crafted coffee and a range of popular diner dishes, with both grab-and-go and dine-in options.
- Owner-operated backed by reliable staff members contributing to efficient operations.
- Provides significant opportunities to expand operations, such as extending trading hours to meet increasing local demand.
- Excellent online visibility supported by positive customer feedback across digital platforms.

**Price** \$279,000 Plus Stock At Value  
**Property Type** Business

#### AGENT DETAILS

Bonza Business Sales Melbourne - 1300266922

#### OFFICE DETAILS

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