



Bundoora



## Brand new University Café and Sandwich Bar

Price Dropped. Brand New Location at La Trobe University!

Step into a thriving business environment with our state-of-the-art café and sandwich bar, perfectly situated inside La Trobe University. Our sleek, modern setup guarantees a stylish and welcoming space for students, faculty, and visitors alike.

- **Prime Location:** Nestled in the heart of La Trobe University, our café benefits from a constant flow of young, energetic customers, ensuring a vibrant atmosphere.
- **Smart & Modern Design:** Our café boasts a contemporary design, creating a perfect blend of comfort and style for your customers.
- **Easy to Manage:** With a straightforward operation model, you can effortlessly serve an impressive volume of coffee, plus our simple yet delicious sandwiches and cakes.
- **High Demand:** We sell heaps of coffee every week, meeting the needs of caffeine lovers and foodies alike.
- **Work-Life Balance:** Enjoy long holidays during school breaks, giving you the perfect opportunity to relax and recharge.
- **Proven Profitability:** Our business is not only easy to run but also highly profitable, with a net profit exceeding \$200,000 on the books and strong daily growth.

Take advantage of this incredible opportunity to own a lifestyle-friendly, highly profitable café in a bustling university setting. Whether you're an experienced entrepreneur or looking to start your first business, our café

Price	\$580,000
Property Type	Business
Property ID	291

### Agent Details

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offers the perfect mix of simplicity and success.

### **Seize the Opportunity!**

Join us in serving the La Trobe University community and enjoy the benefits of a lucrative, easy-to-operate business that perfectly balances work and lifestyle. Don't miss out on this golden chance to own a modern café that promises both personal and financial growth.

**Contact Gabrielle Zhang today at +61433 297 367 or Azgan Domnori 0421 958 873 email [gaby@mercba.com.au](mailto:gaby@mercba.com.au) for more detailed information.**

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