

Just Listed



Moorabbin



## Established Café | Net Profit \$182,000 Per Annum | Fully Under Management!

This thriving café business presents a rare investment opportunity with proven profitability and massive growth potential.

### BUSINESS HIGHLIGHTS:

- **Strong Revenue:** \$14,000 weekly takings
- **Impressive Profitability:** \$182,000 net profit per annum
- **Work-Life Balance:** 5-day operation with daytime hours only
- **Fully Managed:** Established team in place (\$3,500 weekly NET PROFIT, Owner almost doesn't work there)
- **Turn-Key Operation:** Complete commercial kitchen setup
- **Excellent Location:** Spacious premises with favorable lease terms
- **Competitive Rent:** Only \$1,384 per week (including GST)
- **Bonus Feature:** Liquor license until 3AM - perfect for expanding into evening trade

### GROWTH POTENTIAL

The current owner has focused exclusively on daytime café operations, leaving significant untapped potential for evening bar service with the existing 3AM liquor license. Expand your revenue streams without increasing your rental costs!

### REASON FOR SALE

The vendor is relocating due to overseas business commitments, creating this exceptional opportunity for a savvy investor or operator.

Price	\$149,000
Property Type	Business
Property ID	401

### Agent Details

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### Office Details

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## CONTACT DETAILS

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**Don't miss this premium opportunity - schedule your inspection today!**

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