



South Melbourne

Under Management Franchise Taking \$38K p/w Inner-City Location PF1535

A great opportunity to own an undermanagement high-performing franchise in the heart of South Melbourne.

Averaging **\$38,000+ per week** in takings, this store benefits from heavy foot traffic, nearby offices, and a growing residential population. A modern fit-out, this business is perfect for an owner-operator or investor looking to tap into a strong, systemised brand with excellent support and high returns.

- **High Weekly Sales – \$38,000+ Average Takings -**
Consistent turnover driven by a strong lunch and dinner trade, thanks to an unbeatable location surrounded by office buildings, apartments, and major retail. The business runs efficiently with systems in place, making it ideal for a hands-on owner or investor seeking strong cash flow.
- **Premium South Melbourne Location with Dense Foot Traffic -**
Positioned on a high-visibility corner with constant foot traffic from 7am to late evening from office workers, local residents, tradies, and tourists. The area is known for its lively weekday lunch rush and solid weekend trade from nearby markets, events, and parks.
- **Surrounded by Offices, Residential Developments & Lifestyle Amenities -**
Located near high-density apartments, co-working spaces, gyms, and shopping strips — your customer base includes young professionals, families, students, and health-conscious diners. Perfectly positioned to tap into UberEats and takeaway demand too.
- **Modern Fresh Fit-Out -**
the store has been recently updated with some new paint, floors and some new equipment, it's an inviting look that reflects the brand and appeals to the area's trendy demographic. All equipment is owned.
- **Well-Known Franchise with Comprehensive Support & National**

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| Price | \$500,000 |
| Property Type | Business |
| Property ID | 505 |

Agent Details

Peter Fotop - 0423 322 226

Office Details

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Marketing -

The Franchise offers full training and ongoing support, making this a great opportunity for someone new to the food industry or an experienced operator wanting to scale. National campaigns and established brand recognition drive consistent traffic.

- **Strong Team in Place with Smooth Day-to-Day Operations -**

The business is fully staffed with experienced team members across kitchen and front-of-house. The current owner is not required full-time, which makes this a great semi-managed or investor-style opportunity. Alternatively, a hands-on owner-operator could increase profit by taking over management duties or reducing wage costs.

- **Opportunities to Grow Further -**

Increase catering for nearby offices, build up delivery platforms, or simply ride the wave of growing residential developments nearby. This location is set to benefit from ongoing growth in the South Melbourne and inner-city population.

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