



Glen Iris



Cafe For Sale in Glen Iris - KM1553

An exciting opportunity exists to acquire a boutique cafe located in the sought-after suburb of Glen Iris. Positioned in a prime location near a busy train station, this cafe attracts strong daily foot traffic from commuters, local residents, and professionals.

The cafe has built a reputation for its specialty coffee, particularly cold drip and cold brew. Complemented by a fresh menu of sandwiches, paninis and wraps, catering perfectly to the "on the go" customer.

Asking price \$50,000 plus SAV

- Weekly takings approx. \$4,000
- Rent approx. \$770 p/w.
- Trading hours: Open 7 days a week

Monday to Friday 7am-3pm, Saturday & Sunday 8am-2pm.

- Prime Location: Excellent visibility and accessibility near the train station.
- Growth Potential: Scope to expand menu, extend trading hours, and grow catering/coffee supply opportunities.

Lease - Seven (7) years commencing 1 December 2024. Further options -

Price	\$50,000
Property Type	Business
Property ID	522

Agent Details

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Office Details

Victorian Brokers
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One (1) further term of seven (7) years

Ideal for an owner-operator or coffee enthusiast looking to step into the hospitality industry with confidence.

Enquire now to secure this opportunity.

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