



Richmond



Profitable Cafe/Bistro Simplified Operation Business for Sale SV1579

Rare opportunity to acquire an established Café/Bistro with the ONLY riverside dining position in Richmond. Features state-of-the-art professional kitchen with \$300,000+ in Set Up cost, proven simplified menu, and consistent weekly revenue. Perfect for experienced hospitality operators or chefs seeking their own establishment.

KEY HIGHLIGHTS

- ONLY restaurant with direct Yarra River views in Richmond
- State-of-the-art professional kitchen (\$300,000+) - a dream setup for any chef
- Premium Rational combi-oven & commercial equipment (2.5 years old, excellent condition)
- Simplified, proven menu refined over 2.5 years for profitability
- About 131m2 in internal and 90m2 licensed outdoor terrace overlooking Yarra River
- Pet-friendly dining - unique competitive advantage
- Licensed to 1am - Restaurant & Café liquor license
- Secure lease: 4 years remaining + two 5-year options (to 2039)

Price	\$230,000
Property Type	Business
Property ID	553

Agent Details

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Office Details

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- Two car parks included
- High foot traffic on Yarra Trail

FINANCIAL SNAPSHOT (FY2025)

Gross Margin: 77.7% (excellent)

Owner's Profit: \$124,000+ per annum (PEBITDA)

OPERATIONS

Premises: 131m² internal + 90m² outdoor terrace

Hours: Café Tue-Sun 8am-2:30pm | Restaurant Thu-Sat 6pm-9pm (6 days/week)

Staffing: Owner + 4 casual staff

LEASE SUMMARY

Rent: \$1,297 p.w. + GST

Term: 4 years + two 5-year options (to 2039)

SALE INCLUDES

All equipment, furniture, fixtures, stock (at settlement), business name, recipes, supplier relationships, customer database, social media (1,000+ followers), website, training manuals, liquor license & permits (subject to transfer), and 2-4 weeks comprehensive training.

GROWTH OPPORTUNITIES

Extend dinner to 7 nights (+40-60% potential), functions & events, corporate catering, delivery services (UberEats/DoorDash), earlier weekend opening.

IDEAL BUYER

Experienced hospitality operators, professional chefs, career changers with food service background, or couples seeking lifestyle business

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