



Thriving Cafe by Day, Bar by Night - PF1603

Positioned on busy Nepean Highway in the heart of Edithvale, The this business has a unique niche as a vibrant toastie bar and licensed hospitality venue. Combining a popular daytime café offering with the flexibility of an established liquor licence, this business presents an affordable entry into hospitality with genuine growth potential.

Currently operated by an owner-operator, the business has developed a loyal local following through its relaxed atmosphere, distinctive concept and highly visible bayside location. By day, customers enjoy specialty toasties, coffee and casual dining, while the venue has the infrastructure and licensing in place to trade as a bar and host evening events, functions and social gatherings.

Key Features

- Asking Price of Only $85,000
- Approximate Weekly Sales of $4,906
- Rent of Approximately $2,700 Per Month
- Estimated Owner-Operator PEBITDA of Around $90,000
- Valuable Liquor Licence Included in Sale
- Prime Main Road Position on Busy Nepean Highway
- Established Bayside Hospitality Business
- Strong Gross Profit Margin of Approximately 67.8%
- Fully Fitted and Operational Turnkey Opportunity
- Unique Toasties-and-Bar Concept with Strong Local Appeal

Price	$85,000
Property Type	Business
Property ID	577

Agent Details

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Office Details

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VIC Brokers
Business, Commercial & Real Estate

- Opportunity to Expand Evening Trade, Functions and Events
- Attractive Lifestyle Business in a Highly Desirable Beachside Location

Liquor Licence Creates Significant Upside

One of the business's most valuable assets is its existing liquor licence. Obtaining a new liquor licence can be a lengthy and expensive process, making this a substantial advantage for an incoming purchaser.

The current operation already trades as a licensed venue, creating opportunities to further develop evening service, themed nights, live entertainment, private functions, sporting event screenings and community gatherings. The licence provides flexibility well beyond traditional café trading and creates additional revenue opportunities that many competing venues cannot easily replicate.

Strong Margins and Low Occupancy Costs

The business operates with a gross profit margin of approximately 67.8%, demonstrating effective menu pricing and cost control. Combined with rent of approximately $2,700 per month, occupancy costs remain highly manageable relative to revenue, providing a solid platform for profitability and future growth.

For experienced operators, the low fixed-cost structure presents an opportunity to further improve returns through increased utilisation of the venue and expanded trading hours.

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