

Toorak





Cafe/Takeaway Business for sale/Multi-Site Potential SV1613

Price	$118,000
Property Type	Business
Property ID	587

Offered to the market for the first time in many years, this long-established takeaway business represents both a highly lucrative standalone operation and a prime turnkey concept ready for franchise expansion.

Trading from a compact, high-exposure shopfront in a premier inner-Melbourne retail strip, the business enjoys heavy foot traffic, high street visibility, and an exceptionally loyal local customer base.

WHY THIS IS A PRIME FRANCHISE & MULTI-SITE PROTOTYPE

This streamlined operation delivers the exact fundamentals that successful food franchise networks are built on:

- **Ultra-Efficient Footprint** business model with an outstanding ~67% gross margin and low overheads ($30,000 p.a. rent including all outgoings).

- **Simple, Systematised Operations with** a focused, high-demand product range with uncomplicated operational systems that require no specialist culinary qualifications or complex kitchen setups

Agent Details

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Business, Commercial & Real Estate

- **Minimal Staffing Overhead**: no chef or qualified kitchen staff required, which eliminates the cost, the turnover and the day-to-day headache of recruiting, training, rostering and managing a large team, the single biggest source of stress and margin erosion in most hospitality businesses.

- **Easily Replicable Model:** Low labour dependency and minimal staffing structure make this concept remarkably straightforward to document, train, and scale across multiple territories.

- **Strong Unit Economics:** Consistently generates an impressive owner-operator return, proving strong profitability at the individual site level.

KEY FINANCIALS

- **Gross Profit Margin:** Approximately 67%

- **Rent:** Low overhead at $30,000 per annum including all outgoings

- **Stability:** Consistent trading performance across FY2025 and FY2026

KEY INVESTMENT HIGHLIGHTS

- Established brand with years of local goodwill and strong brand recognition.

- Compact footprint keeping occupancy costs and utility bills low.

- Fully operational turnkey setup with established, reliable supplier accounts.

- Ideal foundation for an ambitious entrepreneur looking to pilot a franchise network, or an owner-operator/couple seeking steady, reliable single-site cash flow.

- Comprehensive vendor handover and training period provided for a smooth transition.

SUBSTANTIAL GROWTH & SCALING LEVERS

- **Franchise Rollout:** Position the existing flagship store as the training hub and prototype to license or franchise across Victoria and beyond.

- **Digital & Online Delivery Untapped:** Currently has zero presence on major delivery platforms (Uber Eats, DoorDash, Menulog) and no online ordering system, offering immediate revenue upside.

- **Untapped Marketing Potential:** Total advertising expenditure was under $50 in the last financial year—word-of-mouth alone has driven steady trade, leaving digital and local marketing entirely unexploited.

- **Trading Hours & Menu Expansion:** Scope to extend trading days/hours and introduce complementary high-margin product lines.

Contact Serge or Vito at VicBrokers Business Sales, to request a confidentiality agreement and full business disclosure.

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