



, Berwick VIC 3806

## Cafe in great location in Main street, Berwick.

Phone enquiries - please quote property ID 20403

Food/hospitality

The Vendor chooses to open short hours and closes at 2.30 everyday.

FOR SALE

And this cafe is closed Sunday !!! Sunday would be one of the biggest trading days, so opening longer hours will increase takings.

This location is prime location for big business, rent is fair for the great position of the cafe, but a smart operator would maximise the true potential of this cafe.



This cafe is only suitable for cash buyers, and also very experienced buyers as the landlord is strict on agreein

**No Agent Property**

[enquiries@noagentproperty.com.au](mailto:enquiries@noagentproperty.com.au)