



No Street, Perth WA 6000

Modern Australian Cafe South East Perth

Phone enquiries - please quote property ID 20702.

Modern Australian Cafe established since 2016, in a lovely neighbourhood surrounded by major developments eg. Roe Highway Logistics Park, Forrestfield airport link and DFO etc. Being the only cafe in the area, the business has been built by the current two owners, now with regular customer base and still increasing by the week. Strongly focusing on good specialty coffee as published on urban list and broadsheet.

The business offers all day modern Australian breakfast and lunch menu with Asian twist. On top of this, there is a wide range of in-house baked goods on display to cater for grab and go customers.

The business trades 7 days per week (7.00 ? 2.00pm weekdays and 8.00 ? 2.00 on weekends. (New owners could easily expand offering evening meals). This would be ideal for an owner-operator or even family business should you want to take advantage of longer hours. Alternatively, it is good enough to be run 'under management'.

The premise is leased with a further 7 years option (negotiable terms)

Owner is selling on a walk-in-walk out basis with everything included: Modern Scandi Fit-out throughout including: -

- * Commercial oven
- * 6 gas burner and grill

Food/hospitality
FOR SALE

88sqm