



, Oak Park VIC 3046

Boutique Strip Cafe - Oak park - Rent only \$325 per week.

Perfect location, Perfect rent, perfect little boutique cafe operation. Situated in popular community shopping strip is this cafe operation for sale. This is only the second owner in its long history. Cheap rent and long lease make this an attractive proposition, with an exceptional fitout, kitchen selling home made food, cakes and coffee. Impressive little operation to suit the discerning buyer looking to enter the cafe industry without the risk.

Trading Monday to Friday 7 to 3 and half day Saturday, the owner says you can open longer if you like. It is the only cafe on the strip complimented by Post Office, Laundry, Real Estate Agency, night time food offering, and a busy railway station right across the street. This cafe is well known amongst the locals and can certainly be improved through catering and marketing. Priced to sell at \$120,000. Contact Brian at TRIDENT for more information. TRIDENT Business and Corporate Sales and/or their agents have been given exclusive authority to market and sell

Food/hospitality

FOR SALE

\$105,000

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