



, Spotswood VIC 3015

## ESTABLISHED AND PROFITABLE CAF?/RESTAURANT, SPOTSWOOD

Looking to own a thriving cafe in a perfect setting? Look no further! This exceptional cafe, located in the bustling heart of Spotswood, offers a remarkable opportunity for aspiring cafe owners.

Situated on a main road with high visibility, this cafe enjoys the perfect blend of residential, office, and factory foot traffic. You'll have a constant flow of potential customers.

With three spacious bedrooms included, and a backyard, it's not just a cafe; it's a place to call home!

### Key Features:

- ?Over 80 seats inside and outside
- ?Fully commercial kitch

Food/hospitality

FOR SALE

\$175,000

PROPERTY   
The place for workspace.

**MOCHAMMAD**

0401 357 838

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