



## TEA TREE GULLY

. Tea Tree Gully Coffee Deli

### Tea Tree Gully Coffee Shoppe

**\$89,000 + SAV (\$10,000 approx.)**

At a glance:

- 25kg+ coffee per week
- Trading 7 days per week
- Seating for 60+ patrons
- Located in north-eastern suburbs
- Ample customer car parks and private staff parking

This family owned business has been operating for 40+ years and has turned itself into a local icon within the north-eastern area. Serving scrumptious meals and a delicious range of coffee blends, the locals simply can't get enough.

The business originally traded 6 days per week but increased trading to 7 days due to a high demand from their loyal customers. In recent years the premises was also upgraded and now has seating for approx. 64 patrons indoors/undercover with heating and cooling and sells approx. 25kg of coffee per week. There is a common car park with ample car spaces for customers as well as a secured staff car park.

With a long established, favourable reputation already in place, this coffee shop would be perfect for a husband and wife team or someone looking for a food business with some

Property ID:	L454171
Property Type:	Cafe/Coffee Shop

### AGENT

**Melanie Winter**

📞 0408 085 932

✉️ melanie@rhbs.com.au

flexibility.

Melanie Winter 0408 085 932

RLA 283100