



CRABTREES

REAL ESTATE



7/1 Ricketts Road MOUNT WAVERLEY VIC

For Sale By Expressions of Interest Closing 22nd March @ 5pm

Great opportunity to acquire a securely leased licensed cafe that benefits from a captive audience in one of Melbourne's premier commercial locations:

- + 7 + 7 year lease from 1st March 2012
- + Net return of \$61,250.00
- + Annual 3% increases
- + Bank guarantee for 6 months rent as security
- + Quality cafe with monopoly business in established office park

Contact Matthew Marenko 0409 355 123, Luke Pitcher 0417 055 57 or Gavin Dumas 0411 767 423 for more details

Price : POA
Building Size : 175 sqm
View : <https://www.crabtrees.com.au/sale/vic/east/mount-waverley/commercial/offices/5861544>

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