

Under Contract

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AUK

# Cute Cafe in Busy Location

ESPRESSO BAR NEWMARKET, NO CHEF, NO DRAMA, JUST DAMN GOOD COFFEE - (CML 11310)

You ever dream of owning a cafe where the coffee's hot, the vibe's cool, and no one's asking you to poach eggs at 6am?

This espresso bar is Newmarket's hidden gem slinging Allpress brews to office workers, hungover students, and locals who just get it.

Open just 35 hours a week (yes, weekends off baby), this place makes money without a kitchen. That's right, no grill, no grease trap, no chef tantrums. Just streamlined, low-fuss coffee glory. Big sunny space, slick fit-out, and all the digital bits included (website, socials, email, etc).

It's running under management right now, which is cool if you're chasing that passive income dream. But let's be honest: this thing would absolutely hum with a hands-on owner behind the machine or working the floor. Someone who actually cares if the oat milk's steamed right.

The current owners? Not baristas. Not dreamers. Just savvy folk who built this as a smart little earner. And now they're off to do mysterious investor things.

You could leave it as-is and enjoy your free time. Or you could crank up the hours, add weekends, host art nights or acoustic sessions, and actually grow the thing.

Either way, you're buying a business that doesn't own you. That's rare. And that's worth clicking on.

Flick Jack Crosti a message (021 0909 5252) and meet him for a coffee. He'll shout the flat white and give you the full story.

Price is \$98,000 +stock

Price	\$99,000 including stock
Property Type	Business
Property ID	11310

## AGENT DETAILS

Jack Crosti - 021 0909 5252

## OFFICE DETAILS

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