

# FOR SALE






**\$125,000 - \$135,000**

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**Terry Clarke**

## 239-249 High Street, Kangaroo Flat

### Business for Sale - "Rocklea Cafe"

A vibrant fresh cafe located in the Bendigo Homemaker Centre which comprises 15 adjoining shops attracting an ever-increasing customer base to the centre which is soon to undergo a revamp.

The cafe offers restaurant quality meals & weekly specials for a variety of different tastes, plus a selection of cakes, slices & sandwiches with coffee that's second to none. The tasteful shop decor is warm & welcoming with eye catching wall art depicting scenes of the locality making for an endless talking point. Seating capacity is around 38 plus 20 on the sunny alfresco dining area.

Note! Alcohol licence available on application and would add further to the profitability of the business.

The current owners have built a successful business in Rocklea Cafe and for personal reasons are selling at a greatly reduced asking price of



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