

# Continental cakes a sweet way to make your mark

*Located in Melbourne's southeast, this continental cake specialist already has a reputation that attracts customers from throughout the city.*

Renowned for its Italian-style profiterole cakes and other glamorous treats, this business has built a peerless reputation and equally impressive client base. As well as selling to the general public the business has a wholesale clientele of local cafes.

The shop enjoys a premium main road location with a large volume of passing traffic. The freehold is available in addition to the asking price and includes an adjacent shop (currently vacant) with a residence at the back (currently leased). Purchasing the freehold means you'll have the option of expanding the business into the other shop and using the residence as your own home.

Developing the wholesale clientele and franchising are two real opportunities for growth going forward.

*If you like the sweeter things in life you'll love Melbourne. A sophisticated city of art, culture, cafes and shopping, it's surrounded by a natural beauty that includes superb surf beaches, scenic coastline, National Parks and nearby ski fields.*

**ASKING PRICE:** \$350,000 + GST + SAV + Freehold • **CODE:** V17-321 • **STATE:** VIC

*Contact buyer enquiry centre*

Australia: 1300 650 470 • International: +61 2 9181 4477

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