



# CAFÉ OPPORTUNITY



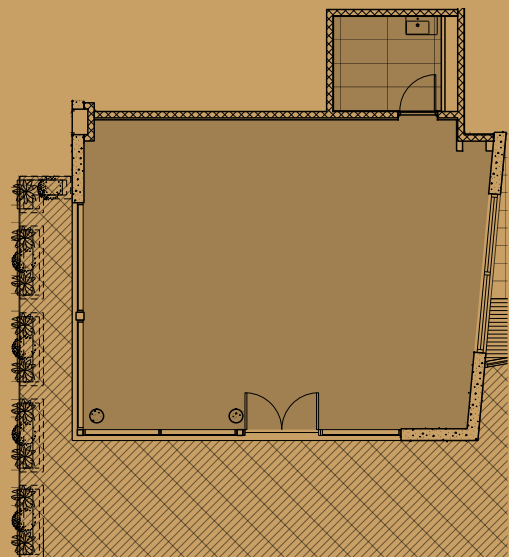
- Beautiful café space in Rivervale's finest apartment development
- Rapidly growing suburb with multiple high-density apartment developments and office spaces
- Opportunity to service riverfront pedestrians, cyclists, dog owners, families and playground visitors, hotel guests, residents, workers





**ONLY ONE OTHER CAFÉ SERVICING  
WITHIN A 250M<sup>2</sup> RADIUS.**

Internal Area: 90m<sup>2</sup>  
 Terrace Area: 45m<sup>2</sup>  
 Store Area: 5m<sup>2</sup>  
 Car Bays: 2  
 Price: \$650,000 + GST  
 Strata Levy: \$4,499.34 per annum  
 \$1,124.83 per quarter  
 Use: Café  
 Facilities: Unisex Toilet  
 Air-conditioning: Ducted reverse cycle  
 Address: 60 Riversdale Road, Rivervale



Riversdale Road