

Just Listed



1-3 Vermont St, Barooga



## Prime Business Opportunity – Border Bridge Café Barooga

A thriving business with little competition and potential to grow. Ideally located in the popular tourist town of Barooga adjacent to parklands and opposite Splash Park, children's adventure playground & library. Prime corner location, huge street exposure, excellent turnover with lots of passing trade and regular customers. Seats 60 inside and 50 outside with a lovely outlook over Bullanginya Creek and the surrounding parklands. Tasteful, modern fit out with extensive list of plant and equipment. Excellent commercial kitchen with lots of storage. Secure lease. A great opportunity to purchase a fantastic business with great takings and upside. \* Business for sale only \*

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$200,000
<b>Property Type</b>	Business
<b>Property ID</b>	5111

### Agent Details

Andrew Jenkins - 0428 570 717  
Jake Jenkins - 0428 217 898

### Office Details

Cobram  
33 High Street Cobram VIC 3644  
Australia  
03 5871 1025

