



FOR SALE

PRIME CAFE OPPORTUNITY IN THE HEART OF MOONEE PONDS

Seize a Golden Opportunity in Melbourne's Thriving Inner-City Hub! This exceptional cafe/coffee shop space sits in the heart of bustling Moonee Ponds, perfectly positioned on Hall Street to capture the area's growing population of over 16,000 residents.

Located just 7km from Melbourne's CBD, this commercial space presents an outstanding opportunity in one of the area's most dynamic food and hospitality precincts. The property benefits from its strategic position near the vibrant Puckle Street shopping strip, where a constant flow of foot traffic from both locals and visitors ensures excellent exposure for your business.

The location couldn't be more perfect for a hospitality venture. Situated in close proximity to the iconic Moonee Valley Racecourse and the beautiful Queens Park, your business will benefit from both regular local patronage and event-driven customer surges.

Transportation accessibility is a major advantage of this location:

- Walking distance to Moonee Ponds Junction - a major transport hub
- Close to Moonee Ponds train station on the Craigieburn line
- Multiple bus and tram routes nearby
- Ample parking options for customers

The local demographic profile presents an ideal customer base:

- Mix of young professionals and established families
- Strong Italian and Greek communities
- Growing population of office workers
- Regular foot traffic from shoppers and commuters

Your business will be surrounded by premier amenities:

- Adjacent to the popular Puckle Street shopping precinct
- Near Moonee Ponds Central Shopping Centre
- Close to the historic Clocktower Centre
- Walking distance to Queens Park
- Proximity to numerous schools and businesses

0 BED | 0 BATH | 0 CAR

PRICE:
\$240,000

OPEN FOR INSPECTION:
N/A



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