

Raine&Horne. Commercial

DULWICH
Slip 185 Coffee Bar

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\$120,000 + SAV (\$5,000 approx.)

At A Glance

- Licensed café just minutes from Adelaide CBD
- Attractive leafy setting within busy office hub
- Trades five days per week with weekends free
- Ideal for a hands-on owner
- 5 year lease to 2029

Slip 185 Coffee Bar offers a relaxed, modern café experience in a leafy setting just minutes from the Adelaide CBD. Surrounded by offices, the café enjoys a steady weekday trade from local professionals grabbing their morning coffee, lunch, or catering for meetings.

Open Monday to Friday, the business provides an excellent work-life balance, with the option

Property ID	L37209299
Property Type	Takeaway Food

AGENT

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to extend hours to capture weekend trade. The menu features a variety of popular light meals, fresh salads, and 'grab-and-go' favourites, complemented by quality coffee, approximately 13kgs sold weekly.

Licensed and attractively presented, the café provides a welcoming indoor and outdoor dining space and is easily managed by a hands-on owner looking to step into a well-run business with consistent custom and strong appeal.

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RLA 283100