



**Suit 49 (access Via Brougham St), 6-24 Moorabool St, Geelong**



## FLEUR WOLVES CAFÉ - SOLD BY RICHARD KELLY

Fleur Wolves is a thriving café and retail venue located in Geelong CBD. The business focuses on delivering high-quality coffee, light café fare and curated retail products within a visually distinctive and welcoming environment. Fleur Wolves has established a strong local following by combining quality hospitality with a lifestyle-driven customer experience that encourages repeat clients and higher average spend. Well positioned for future growth with new operators, further community engagement & longer hours. With minimal overheads, and an easy to manage operation it is ideal for an owner-operator & adaptable to any cuisine.

### Key Features:

- Simplistic Operation – Well established brand with strong local recognition and community trust.
- Prime Location – Geelong CBD site opposite the National Wool Museum
- Consistent Revenue – Year-round trade with increased seasonal peaks
- Secure Lease – Secure lease terms with positive rental conditions
- Growth Potential – Scale the business through online sales, events, community partnerships, and expanded weekend operations

### Business Highlights:

- Turnkey Operation – Fully set up with systems in place for a smooth handover
- Loyal Customer Base – Repeat trade from locals, school groups, and tourists
- Affordable Model– Ideal for growth or other cuisines
- Proven customer demand and strong local reputation

<b>Price</b>	SOLD
<b>Property Type</b>	Business
<b>Property ID</b>	1060

### Agent Details

Richard Kelly - 0404 043 559

### Office Details

All Business Broking  
 6A 148 Chesterville Cheltenham, VIC,  
 3192 Australia  
 03 9532 0314

