



For Sale

Location: **Brisbane**
Asking: **\$249,000**
Type: **\$249,000 + SAV**
Hospitality-Cafes / Retail-Food Other

UNDER CONTRACT | Profitable niche cafe in prime suburban location

Fantastic return on investment!! Over \$250k to owner last year! This is priced to sell.

Successful, long standing, popular and profitable cafe in high end Brisbane suburb. Coffee, sandwiches, and speciality of ham off the bone. Additional income with retail specialty goods and simple catering. Great long term and reliable staff in place, makes this a great opportunity for owner operator or put under management and enjoy a semi passive investment.

Busy all year around as a coffee shop, speciality food goods, and retail store with key outstanding sales months for catering across Easter, Mother's Day and Melbourne Cup with peak Christmas December sales in excess of \$37,000 a week.

It is perfectly located in an open suburban strip with plenty of parking as well as regular foot traffic.

Key points:

- Annual turnover \$900k+ FY23
- Well established iconic café
- Recently refurbished giving a fresh modern look
- New Square POS
- Located in suburban shopping complex with lots of parking
- New 6 year lease
- Rent \$5,285 + GST / month (6.7% of turnover)
- Knowledgeable and reliable staff members that can run the shop without the owner
- All equipment in great condition and regularly serviced. No leases on any equipment

Fantastic opportunity to acquire a proven successful business in the hospitality sector.

PRICE REDUCTION \$249,000 + stock

Enquire now for more details on this opportunity.

Business Broker: Luisa Heenan

Ref: BR01377

Mobile: +61 406 808 845

Email: luisa.heenan@linkbusiness.com.au

Contact:

Luisa Heenan
+61 406 808 845 or +61 7
3831 2300

aubizbuysell.com.au/111829

LINK Business Brisbane
Broker Ref: BR01377

Luisa Heenan and type un



LINK Business Brokers Brisbane

7/63 Annerley Rd, Woolloongabba QLD 4102

Ph: (07) 3831 2300

Ref: BR01377

Timestamp: 20240424030004



aubizbuysell inquire online at: aubizbuysell.com.au/111829