



## For Sale

Location: **Brisbane**  
Asking: **\$165,000**  
**\$165,000 + SAV**  
Type: **Hospitality-Restaurants / Hospitality-Bars**

### UNDER CONTRACT | Well Established Licensed Cafe, Restaurant & Bar for Sale in West End

Started in 2020 and boasting strong sales in excess of \$20,000 with peakings over \$30,000 during busy periods, this opportunity would suit established operators as well as newcomers to the industry, with a strong team in place that includes a head chef and floor manager.

Part of an expanding residential and shopping centre, the business has been growing organically across the past 3 years and holding much more potential, set to grow in the years to come thanks to the strong residential and commercial developments in the area and prime location. Seating capacity in excess of 110 over a total area of 320 square metres divided between a well designed indoor area and alfresco with high visibility from the street.

#### Highlights

- Strong weekly revenue
- Exclusive rights for dine-in cafe & Italian food in the Shopping Centre
- Good profitability with sound systems in place and effective cost control
- Fully staffed with a strong team in place
- Premium fit out and state of the art commercial kitchen facilities with set up cost in excess of a million dollar
- 10 years lease (exp. 2030)
- FY24 revenue: \$1,400,000 + GST

Due to personal reasons owners are motivated and looking for a quick sale, yet willing to offer all training and support required to ensure a smooth transition. To discover more about this opportunity please enquire online or call directly Matteo Melis at 0433 719 112.

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