



**1SELL Listing Number: 1AU054**

## For Sale

Location: **QLD**  
Asking: **\$150,000 WIWO**  
Type: **Hospitality-Restaurants**

### Restaurant Business with Assets for Sale in Beenleigh QLD

**Asking \$150,000 WIWO**

Listing Number: 1AU054

Indian Restaurant for Sale

Own a Successful Restaurant in Beenleigh QLD

Asset and Business Sale: Asking \$150,000 Walk in Walk Out

Experience the perfect business opportunity in the heart of Beenleigh with this well-established Indian restaurant. This restaurant is now available for sale, offering impressive monthly shop sales, substantial annual profits, and a prime location in this thriving town. Don't miss your chance to be the proud owner of this successful restaurant.

Impressive

Financial Performance

This restaurant has a stellar financial track record. With monthly shop sales reaching \$26,000 and a monthly shop sales profit of \$18,200, this restaurant consistently delivers outstanding results. Enjoy an annual shop sales figure of \$312,000. With an annual gross profit of \$218,400, this business has a solid foundation for continued success.

Efficient Expense Management

The restaurant maintains a healthy bottom line through diligent expense management. Total annual expenses amount to \$132,905, covering rent, electricity, gas, phone & internet, insurance, wages, superannuation, office & stationery, waste management, and more.

Favourable Lease Terms

Enjoy the stability and long-term potential of this restaurant with its attractive lease terms. The current lease is valid until 9th April 2027, with an option to extend for an additional 10 years until 2037.

Ideal Shop Size and Cost Savings

The restaurant is thoughtfully designed with an efficient shop size of 39 square meters. The layout maximizes productivity and customer satisfaction. Additionally, the business benefits from council rate and water rate exemptions, further enhancing cost savings and increasing profitability.

Established Start Date and Supportive Transition

With its start date on 10th January 2022, the restaurant has already established itself as a reputable and popular dining destination. Benefit from the loyalty of a dedicated customer base. The current

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Business Brokers Network  
Australia  
Broker Ref: 19675



owner is committed to providing support and guidance during the transition period, ensuring a smooth continuation of operations.

Potential

**Expand Operating Hours:** If you have obtained Development Approval (DA) for extended operating hours, take advantage of it to cater to a broader customer base. Consider offering breakfast or late-night dining options to attract customers during different times of the day.

**Introduce Coffee and Tea Options:** Installing a coffee and tea machine can diversify your menu offerings and attract customers who are looking for a hot beverage option. This can also increase customer retention as they may choose to stay longer or visit during non-meal times.

**Update the Menu:** Add a selection of continental dishes to your menu alongside the Indian cuisine. This expansion can appeal to a wider range of tastes and preferences, attracting customers who may not be solely looking for Indian cuisine. You can offer these dishes with or without an Indian touch to create a unique fusion experience.

**Bring Your Unique Recipes:** Showcase your own culinary expertise by introducing new and delicious recipes. Consider incorporating signature dishes or specialties that differentiate your restaurant from competitors. These unique offerings can become a draw for customers seeking something distinctive.

**Enhance the Website:** Update your existing website to make it more appealing and user-friendly. Showcase enticing food photography, highlight menu items, and include customer testimonials. Additionally, provide online ordering options, reservation capabilities, and a gallery showcasing the restaurant's ambiance. Utilize search engine optimization techniques to improve your website's visibility on search engines.

**Utilize Advanced Google Platforms:** Leverage Google My Business to optimize your online presence. Claim and update your business profile with accurate information, including opening hours, contact details, and menu items. Encourage customers to leave reviews and respond promptly to feedback. Consider utilizing Google Ads to target local customers and gain more online visibility.

Cost to Acquire

Business and Assets: \$150,000  
Rental Bond: \$2593.50 (3 months)  
Legal Cost: at actuals

Contact Us Today

Seize this exceptional opportunity to own a thriving restaurant in Beenleigh. For further details and to discuss the potential of this Indian restaurant, contact us today.

Don't hesitate to take the next step toward realizing your entrepreneurial dreams. Unlock the door to success and become part of the vibrant culinary scene in Beenleigh. This Indian restaurant is your ticket to a profitable and fulfilling business venture. Act now to secure your future in this thriving community.

Why Beenleigh?

Discover the perfect business opportunity in the charming town of Beenleigh. Nestled in the heart of this captivating suburb in the City of Logan, Queensland, Australia, this well-established restaurant is now available for sale. With its rich history, convenient location, and vibrant community, Beenleigh offers the ideal setting for your thriving restaurant business.

Embrace the Charms of Beenleigh

Beenleigh is a town steeped in history and cultural significance. It holds a special place as the former administrative centre of the Shire of Albert, a testament to its legacy. The town is renowned for its heritage-listed attractions, which add to its allure and draw visitors from near and far. Immerse yourself in the captivating ambiance of a town that cherishes its past while embracing the present.

Excellent Connectivity and Access

Positioned as a key transportation hub, Beenleigh provides unrivalled connectivity. As the terminus for the historic Beenleigh railway line and a significant stop on the South Coast railway line, the town offers

seamless travel options for both residents and visitors. Benefit from the steady flow of commuters and tourists, ensuring a consistent stream of potential customers to your restaurant.

#### Natural Beauty at Your Doorstep

Beenleigh is surrounded by breath taking natural beauty, with rivers and parks nearby. The picturesque landscape provides a serene backdrop for your restaurant, creating a welcoming atmosphere for diners. Take advantage of the nearby riverfront parks to enhance the dining experience for your patrons.

#### Thriving Business Opportunities

Beenleigh has experienced remarkable growth in recent years, with numerous developments transforming its skyline. This surge in development reflects the town's increasing popularity as a business and residential destination. By owning this restaurant, you'll position yourself in the heart of this dynamic community, where opportunities abound, and success is within reach.

#### Join the Culinary Landscape of Beenleigh

With a population of over 8,000 residents and its strategic location between Brisbane and the Gold Coast, Beenleigh offers a diverse and ever-growing customer base. Whether you specialize in retail, hospitality, or services, the residents and visitors of Beenleigh are eager to support local businesses like yours. Capitalize on the town's vibrant community spirit and become a part of its thriving culinary landscape.

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Disclaimer: Listing photos are for illustration purposes only and are not actual images of the business on sale.

THE PURCHASER IS TO MAKE HIS/HER OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTIES OR STATEMENTS MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.