



For Sale

Location: **Adelaide**
Asking: **\$180,000 + SAV**
Type: **Hospitality-Cafes**

Unique café offering homestyle environment in a rapidly growing northern suburb of Adelaide

Unique café offering homestyle environment in a rapidly growing northern suburb of Adelaide for sale
Price: \$180,000 + \$5,000 (stock)

Exceptional Opportunity! Highly Regarded suburb nestled Cafe/Community Hub with vast future opportunities for diversified food business ventures.

Positioned within a lively, burgeoning suburb that only 15min from CBD, and regarded as 'the best coffee and food', this cafe stands out as 'the destination' of family/friend reunion, and cherished by a diverse array of local patrons, and drawing in a steady stream of loyal customers.

The currently net profit for a working owner is \$120,000 annually. With the current undergoing development of two nearby major residential land in the area, new buyer can expect an increase of local population substantially, and amplify its already established reputation. Plus, with a fully renovated modern yet cozy dining area, and all kitchen equipment, the cafe provides future buyer with enormous possibilities for diversified food businesses opportunities to maximise profit! In daylight, it's a haven for coffee and brunch lovers; come evening, it holds the potential to morph into a vibrant dinner, bar or private function room . With a generous sized outdoor dining area, a sports bar is just another example of many more! This versatile functionality is rare in the area.

This cafe has also deeply integrated into local life and is considered as the 'hub of the community'. Actively participating in local community events, delivering council-run workshops, and supporting local artists reinforces its central role in the neighborhood.

Currently only one owner works in the business with staff team, with a negotiable training period from owner, and his willingness to assist buyers after settlement until they are fully confident, this is an extraordinary opportunity for anyone who has a dream of owning a flourishing, easy-to-navigate, and heart-warming cafe business.

Seize this rare chance to invest in a thriving business that is at the heart of community life, and primed to ride the wave of the local area's impressive growth trajectory!

Contact:

Yiling Tang
0412 265 932

aubizbuysell.com.au/117342

Business Brokers Network
Australia
Broker Ref: 19831



Please ring Yiling Tang now or send an email to obtain further information.



aubizbuysell Inquire online at: aubizbuysell.com.au/117342