



For Sale

Location: **NSW**
Asking: **\$160,000 + SAV**
Type: **Hospitality-Cafes**

Massive Price Reduction for Destination Cafe for Delicious Pre-prepared Takeaway Meals

Situated as the exclusive café within a bustling Shopping Centre, strategically positioned directly across from a Coles supermarket, this food business enjoys tremendous exposure to a significant volume of passing foot traffic.

With an open and inviting space on all sides, it caters to a diverse customer base, predominantly comprising an affluent local community. The business is renowned for its authentic Italian pizzas, coffee, café services, and the convenience of pre-made takeaway meals. Currently operating with a Mediterranean-themed menu, the business could effortlessly adapt to other cuisines with minimal changes to the setup.

Key Highlights:

- * Weekly Sales Exceed \$20,000
- * Located in a High Foot Traffic Zone
- * Serving an Affluent Local Community
- * Excellent Lifestyle Location

The business benefits from a long-term lease with affordable rent. Given the substantial foot traffic, the floor plan accommodates At Counter ordering with a separate pickup area for food and coffee takeaway orders. The sale price includes all plant and equipment, such as cooktops, ovens, a pizza oven, display, and refrigeration appliances. Additionally, digital assets, marketing materials, recipes, and social media accounts are also part of the package.

The consistent profitability of the business is supported by weekly sales exceeding \$20,000, coupled with low rent, controlled food costs, and efficient staff scheduling. The well-trained staff can operate the business in the owner's absence, though an incoming owner should possess knowledge of the hospitality industry to oversee menu planning and food preparation.

Asking Price: \$160,000 + SAV

Contact:

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