



For Sale

Location: **QLD**
Asking: **\$49,888**
Type: **Hospitality-Cafes**

Industrial Cafe (opportunity) in a very busy location.

You want a Blank Canvass to develop a big Industrial cafe – then here it is.

Long lease - cheap rent at approx \$740 a week for a big shop and big kitchen.

Location, Location, Location.

That is what you need, to get a lot of foot traffic through the doors.

This shop is next to a very busy concrete plant, that has trucks coming and going all day. Hungry drivers with money !

Across the road is a busy Sand and Soil / Garden business. Also next door is a busy swim centre.

All around this shop are factories everywhere. Its in an Industrial estate.

This equates to lots of tradesman and drivers everywhere, 5 days a week. A recipe for a GOLD mine.

The Vendor currently runs this shop as a restaurant, and now realises the shop could do \$20,000 a week as a 5 day Industrial cafe.

Big shop seating at least 60 inside and 14 outside.

Big kitchen that would easily cater as a industrial cafe, cooking take-away food for tradesman.

Industrial, 6 burner gas stove - 2 hot plates, microwaves, Combi oven, dishwashing area, YES - it has a full commercial kitchen.

Walk in 4 door fridge, 3 door freezer, and they own the coffee machine. And a huge, long Bain Marie is part of the sale.

Current liquor licence. (Run as a restaurant if you want.)

This would suit an experienced fast food operator that wants a 5 day business, 6am to 2.30pm. Half day Saturdays if you want.

5x5x5 lease available at approx \$ 740 a week.

Come do an inspection and you will see the potential.

Vendor will negotiate a fair deal.

Exclusive to Business Sales Victoria.

Quote BSV 0962 and call Michael on 0400 645 133 NOW !!! or submit an enquiry.

Contact:

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