



For Sale

Location: **NSW**
Asking: **\$2,580,000**
Type: **Hospitality-Cafes**

Freehold CL213 #1002RE

This is a great corner site for sale in Dubbo on a major highway entering the town, with large amounts of traffic and great exposure.

The owner has lowered their price for a quick sale, for the entire site including the business, so if you are wishing to redevelop the site and not continue operating the current business then you are able to do this.

The current business is a Take-away / Drive Thru / Eat-in Bakery / Cafe with the Drive-Thru access allowing customers to order and pick up their meals with-out leaving their car.

They have a very large kitchen areas that allows many to work in the space at the same time. They already have a baker that is employed so that it easier to run, the current owners only work part-time in the business.

Australian Bakery / Cafe offering fast food including:

- * Breakfast
- * Pies
- * Cakes
- * Freshly Baked Bread & Rolls
- * Drinks, etc.
- * Specialty Sandwiches & Rolls
- * Drinks, etc.

The current business only operates to 3pm most days, and is closed on Sundays. This means it has the potential for increased revenue with a good afternoon or evening meal offer. There is also the potential to grow the catering side of the business.

Asking Price: \$2,580,000 - For Freehold & Business.

Call Craig Lennard to discuss this business further on 0401 374 040

A Confidential Form is required to be completed before information about the business will be supplied.

Contact:

Craig Lennard
0401 374 040

aubizbuysell.com.au/125104

ABS Business Sales Brisbane
Broker Ref: 3511

