



For Sale

Location: **Brisbane**
Asking: **\$99,000 + SAV**
Type: **Hospitality-Cafes**

Best-Looking, Top-Rated Cafe with Kids' Play Area in Bustling QLD Shopping Centre

Own one of Brisbane's best-presented cafes complete with an indoor children's playground and a loyal customer base. Located within a busy shopping centre right near a major supermarket and train station, attract families, drive repeat visits, and stand out from the crowd with this business.

Priced for a quick sale, this business's owner is moving interstate.

The cafe combines aesthetic charm with practical design. A \$260,000 fit-out (new from Dec 2022) means there's nothing more to spend.

The 30 sqm toddler play area is a major point of difference, while the Australian Asian fusion menu, Bellissimo coffee, and QR code ordering system keep operations smooth and appealing.

With minimal competition in this niche, strong local engagement, and a lease secured through to 2032, this opportunity is primed for a new owner to take over and grow.

Business Highlights:

- * Only cafe in the centre with a built-in children's play area (30 sqm)
- * Beautiful modern fit-out worth \$260,000 new equipment, excellent condition
- * Located near Woolworths and the train station unbeatable foot traffic
- * Strong Google (4.4) & Uber Eats (4.5) ratings with 200+ loyal customers
- * Simple QR ordering for dine-in & takeaway boosts efficiency
- * Menu includes 20+ meals, cabinet food, cakes, and Bellissimo coffee
- * Lease until 2032

Growth Potential:

- * Build a website for online ordering & bookings
- * Host kids' parties, art classes, or school holiday events
- * Run Sunday trade or morning coffee clubs
- * Collaborate on centre-wide marketing with nearby retailers
- * Promote locally to childcare centres, schools & family groups
- * Host business functional events after 5pm for Toowong Tower office workers
- * Develop catering menu for local businesses (already receiving enquiries)

Enquire Now:

Contact Aaron Byerlee on 0414 468 826 for more information. For a quicker response, fill out our confidentiality agreement: <https://api.leadconnectorhq.com/widget/form/5rd89rHVecl7l100XcL6>

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