



## For Sale

Location: **Brisbane**  
Asking: **\$349,000 + SAV**  
Type: **Hospitality-Cafes**

### Popular and successful Boutique Cafe Inner Brisbane

This highly popular boutique cafe is located just 10 minutes from Brisbane CBD in a busy inner-city area, known for its charm and vibrant local clientele.

It's a great opportunity to own a successful boutique cafe in a prominent and sought-after suburban location, with strong sales, low rent, and loyal customers.

#### Key Features:

- \* Rent (incl. GST): Only \$860 per week exceptionally low for this prime location!
- \* Lease: Long lease in place with 2 x 5-year options
- \* Takings: Averaging \$15,000 \$16,000 per week
- \* Coffee Sales: Approximately 30kg per week
- \* Menu: Simple, wholesome dishes with a strong focus on quality coffee and light meals
- \* Ambience: Unique and trendy setting with indoor and outdoor seating (Total 55 seats)
- \* Clientele: Strong and loyal local customer base

#### Trading Hours:

- \* Monday to Friday: 6:00am 2:30pm
- \* Saturday & Sunday: 6:30am 2:30pm

Sale Price: \$349,000 + SAV

This cafe is a true gem all the hard work has been done. Perfect for a savvy buyer ready to step into a profitable, successful business with unbeatable rent and solid returns.

A rare chance to secure a thriving cafe in a prime location don't miss out!

Contact May today to arrange an inspection.

### Contact:

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