



## For Sale

Location: **Brisbane**  
Asking: **\$2,999,000 + SAV**  
Type: **Hospitality-Restaurants**

### Iconic Italian Restaurant Brisbane CBD - 5827-1

Own Brisbane's Crown Jewel: An Iconic Italian Restaurant Awaits!

An extraordinary opportunity has arrived to acquire one of Brisbane CBD's most prestigious and beloved culinary institutions! For over a decade, this iconic restaurant bar has captivated diners with its authentic Italian cuisine and an exquisite, award-winning cocktail selection. Now, its visionary founding owners are stepping aside, offering you the chance to inherit a thriving legacy with immense growth potential.

Imagine stepping into a fully managed, highly profitable business with a prime location! This isn't just a restaurant; it's a vibrant destination, a proven income generator, and a canvas for your entrepreneurial dreams.

#### Why This Is THE Opportunity You Can't Miss

**UNRIVALLED PRIME LOCATION:** Command attention with a coveted position in the heart of Brisbane CBD, ensuring constant foot traffic and breathtaking views.

**EXPANSIVE & ELEGANT PREMISES:** Boasting generous space perfect for intimate dining, lively events, and grand functions, designed for both comfort and capacity.

**PROVEN FINANCIAL POWERHOUSE:** With an average turnover of **\*\*\$4,000,000\*\*** over the past 4 years, this business is a verifiable profit machine!

**ASTOUNDING VALUE - INCREDIBLE RENT:** Benefit from an unbelievably low rent that is just **\*\*4%** of turnover\*\*, maximising your margins and boosting your bottom line!

**SEAMLESS & FULLY MANAGED:** Walk into a turnkey operation with a dedicated, professional team already in place, ensuring smooth transitions and continued excellence.

**EXCEPTIONAL ROI & GROWTH:** Experience outstanding Return on Investment from day one, with massive untapped potential waiting for an ambitious owner-operator or shrewd investor.

**EXPLOSIVE GROWTH POTENTIAL:** Imagine the immediate revenue surge by simply expanding hours, days, and services!

**VERSATILE REVENUE STREAMS:** Beyond restaurant dining, capitalise on lucrative functions and catering services, adding multiple avenues for profit.

This isn't just a business for sale; it's a rare chance to dominate Brisbane's dining scene. Whether you're a seasoned restaurateur looking to expand your empire or a passionate investor seeking a high-yield asset, this is your moment.

Don't let this unparalleled opportunity pass you by!

Price: 2 999 000+ SAV approx. 40 000

Note: Photos are not representative of the actual business. Please ensure financial readiness before

### Contact:

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