

High-Performing Cafe for Sale Hobart



For Sale

Location: **Hobart**
Asking: **\$520,000**
Type: **Hospitality-Cafes**

High-Performing Hobart Cafe | Under Management | \$226,145 Profit (FY25)

Exceptional ROI Proven Cafe Business in Hobart's CBD offering Work-Life Balance & Big Profits Under Management Cafe. Low Rent, Prime CBD Position.

This long-established and highly respected cafe is now available for acquisition, presenting one of the most attractive opportunities in Tasmania's hospitality market. Perfectly positioned in the heart of Hobart's CBD, the cafe benefits from exceptional foot traffic, a loyal customer base, and consistent weekday trade from professionals alongside bustling weekend patronage from both locals and visitors.

With a fully staffed operation and management team already in place, this business allows a new owner to step into a high-performing cafe without the need for hands-on involvement.

Key Highlights

- Under Management Non-working owner earning \$226,145 (FY2025)
- Consistent Financial Performance Annual sales exceeding \$1.2M+ for the past three years
- Prime CBD Location Surrounded by offices, retail, boutique hotels, and major tourist attractions
- Exceptional Lease Terms Rent of just \$41,000 per annum rare for a cafe in Hobart's centre
- Strong ROI Future Maintainable Earnings (FME) of \$219,976 pa equating to an ROI of over 42%
- Established Reputation Renowned for exceptional coffee, a fresh seasonal menu, and welcoming atmosphere
- Capacity Inside seating for 49 + outdoor seating for 40, plus strong takeaway trade
- High Coffee Volumes Average sales of 40kg per week in winter, rising to 5560kg per week in summer

Lifestyle-Friendly Ownership

- With management and systems firmly in place, this is a lifestyle-friendly opportunity allowing a new business owner to benefit from excellent profits while maintaining flexibility and balance. The cafe operates 7 days a week from 7:00 am 3:00 pm, ensuring both strong trade and appealing hours.

Don't Miss Out

Contact:

Dru Morgan
or [1300 577 297](tel:1300577297)

aubizbuysell.com.au/130183

Business Brokers Network
Australia
Broker Ref: 24764



- Opportunities like this an established, profitable cafe with minimal owner input, prime CBD positioning, and an exceptional reputation are extremely rare. Whether you are seeking strong returns or looking to step into a premium business, this cafe delivers on every front.

For Sale \$520,000

Enquire today to secure one of Hobart's most successful cafe operations.

For a full Information Memorandum, copy and paste this link to complete the confidentiality agreement

- <https://www.mbs-public.com/public/df846e68-f9e3-4a2d-b14c-0830721ab626/ca>

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