



For Sale

Location: **Brisbane**
Asking: **\$299,000**
Type: **Hospitality-Cafes**

Beautifully Designed Cafe for Sale -Brisbane North

Key Features

Stunning 65sqm site featuring approx. \$350k worth of premium, modern finish high-end fixtures

Built-in customer base with access to around 1,800 office professionals and 1,200+ gym members plus visitors

No franchise fees or rules, full freedom to create your own brand

Currently trading Mon-Fri, allowing you to enjoy your weekends or option to trade on Saturdays

Trained staff already in place with a well-negotiated lease ready for the new owner.

Stop dreaming about the "perfect" space and start brewing in it. This is a rare opportunity to skip the stress of a new build and move straight into a gorgeous, modern cafe. Located in a buzzing new precinct at a Westfield office tower in Brisbane North, the site is surrounded by high-traffic tenants including Services Australia, Housing Services, a gym, a call centre, and employment services. These neighbours bring a regular flow of foot traffic around 1,800 employees and over 1,200 gym members directly to your doorstep.

Opened only 6 months ago, the cafe is already projecting a first-year turnover of approximately \$600,000. The sale includes a premium fit-out with plant and fixtures valued at approximately \$350,000.

This 65sqm site is the perfect opportunity for someone looking to jumpstart their own dream cafe without the burden of franchise fees. With a well-negotiated lease already in place, the shop comfortably seats 30 inside and 20 outside. It is ideal for a Monday-to-Friday operator seeking a lifestyle balance, with the clear option to extend hours to Saturdays to increase revenue.

There is huge potential to grow the business by expanding the menu-adding salads, wraps, or protein smoothies would easily attract more gym members and office employees. With ample of parking and a prime location, the hard work of the setup is done. Now it is time for you to put your name on the door and run the business on your own terms.

Asking Price : 299,000 WIWO (Negotiable)

Let me know if you have any more questions,

Contact:

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Broker: Neil Shah