



For Sale

Location: **Sydney**
Asking: **\$299,000**
Type: **Hospitality-Restaurants**

Mexican Restaurant for Sale Prime Glenmore Park Location | \$299,000

Outstanding opportunity to acquire a modern Mexican-style restaurant located at the entrance of a busy shopping centre in the rapidly growing Glenmore Park / Western Sydney corridor.

This well-presented venue benefits from strong daily foot traffic, excellent exposure, and a premium fit-out ideal for an owner-operator or hospitality group.

Key Features:

- * Premium fit-out with over \$400K invested
- * Fully equipped commercial kitchen with cool room
- * Seating capacity for approximately 55 patrons
- * Trading 7 days: 9am 9pm
- * Secure 7-year lease with 4% annual increases
- * Rent: \$110K + GST | Outgoings: Approx. \$30K
- * Current 50% rent discount for the first year (potential ongoing benefit subject to landlord approval)
- * Currently operating under franchise model with flexibility to continue or rebrand independently

Contact:

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