# Vietnamese Dining for Sale NSW




# For Sale

Location: **NSW**
Asking: **EOI**
Type: **Hospitality-Restaurants**

## Saigon Bites, Albury - A Refined Vietnamese Dining Destination

Albury's restaurant of distinction, offered to the market for the first time.

Saigon Bites is a class above the everyday: elegant interiors, an inviting alfresco option and contemporary Vietnamese cuisine crafted with care.

Opened just 12 months ago, it is a rare opportunity to acquire a premium hospitality business without the added cost, delay or risk of completing a fit-out.

Highlights:

* Sophisticated dine-in setting for 40 guests, plus Alfresco dining with 24-seat outdoor permit included

* On-Premises Liquor licence (indoor & alfresco) included

* Complete fit-out and services built from the ground up, only one year old

* 103m² leasehold, with separate trades entrance and shared secure rear area with delivery and services access

* 5 x 5-year lease to September 2034, with highly competitive initial rent commenced @ $865 per week (CPI adjusted annually)

* Established DoorDash and Uber Eats presence

* Strong turnover, with financials available to qualified buyers

Location:

Superbly located between Albury's West End Shopping Centre and the Paris end of Dean Street, and a short stroll to the new 83-room Punthill Albury Apartment Hotel (opening early 2027) and Albury's Botanical Gardens. Excellent street presence, strong foot traffic and nearby parking.

## Contact:

Chris Weddall
0418 681400 or 02 6026 4406

aubizbuysell.com.au/135470

Business Brokers Network Australia
Broker Ref: 26740

Ideal for experienced restaurateurs, hospitality professionals or ambitious owner-operators seeking a premium, near-new venue with room to grow.

Price:

EOI for a sale on a WIWO basis & SAV, with price guidance upon application (GST Exempt as 'Going Concern')

Contact the exclusive agent, Chris Weddall

* All enquiries are treated in the strictest confidence. Inspection by appointment with prior arrangement only. A Business Review will be released, to prequalified buyers, upon signing of a confidentiality agreement.