

## Cafe for Sale North Shore Macquarie

Ad ID: 78327  
Inactive

Location: NSW  
Asking: **\$110,000 + SAV**  
Type: Hospitality-Cafes



## Cafe Run Under-Management in Prime Lower North Shore Location with Owner Parking + Licensed

### Business for Sale Description

Cafe for Sale North Shore Macquarie Asking: \$110,000 + SAV

Stunning 7-day caf  , located in very popular Lower North Shore food and entertainment hub.

This delightful cafe is run fully under-management and would be ideal for an owner-operator looking to step into a well-run caf   with loads of potential. They have many excellent reviews from customers across multiple review sites. Simply all-day brunch menu as well as popular lunch-menu items such as cheeseburgers and unique desserts menu that has earned them a loyal following with customers. Perfect opportunity for an owner-operator to grow and prosper with this fantastic food and coffee establishment. The asking price for this business is worth the fit-out alone.

### Key Features

- Run under management
- Licensing and extended hours for added turnover
- Growing customer base and turnover
- Simple Menu and easy to run business
- Long-term lease in place for new owners added peace of mind

### Location Details

Business is situated in a vibrant North Shore suburb renowned for eating out. Adjacent to a large suburban shopping centre which brings in loads of foot traffic to the cafe.

### Potential

- Will soon commence evening trade a couple of nights a week to boost turnover
- Newly licensed for alcohol service which is expected to further boost business takings

- Opportunity to tap into the growing delivery app market given the excellent reviews from customers and unique food offering that makes it ideal for online orders

#### Current Trading Hours

Monday - Friday 7am to 3.00pm

#### Lease

Current lease term to March 2025 + (additional options may be available for new buyer). CPI% Rental Increases. 3-month bank guarantee.

#### Employees

1 f/t manager + 2 f/t staff and 3 casuals on rotating roster (available for review to purchasers).

#### Premises

Comes with 68 seats (Including 10 outside). Fully equipped kitchen and prep area. 2 car spaces included on lease for the owner.

Contact us today for more detailed information and an inspection of this magnificent cafe that would perfectly suit a W.I.W.O buyer the business is well documented and priced to sell

Michael Short

Biz Transfer

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[www.aubizbuysell.com.au/78327](http://www.aubizbuysell.com.au/78327)