



For Sale

Location: **Brisbane**

Asking: **\$60,000 + SAV**

Type: **Hospitality-Cafes / Hospitality-Restaurants**

Restaurant and Cafe Brisbane South Business For Sale

#9207

This modern designed shopping precinct is located on the main road of a 5 way key intersection in Graceville.

Having a mix of strong tenancies on the ground floor, along with occupied mixed commercial on levels 2 and 3, plus residential component above that. Undercover customer parking is also available on site.

The business has been trading well and has a great repeat local business clientele. Currently being a Vietnamese restaurant, this fully licensed business, also has a large bar and coffee designed front (being what it was previously)

This very busy Brisbane fringe suburb location, has a fully fitted out kitchen, downstairs storeroom, fully licensed, offering street, internal seating and external undercover seating at the rear, catering for approx. 100 guests throughout.

Seller purchased just under 12 months ago, though personal issues has caused an immediate sale.

This very modern design and fitted out 122 sqm restaurant/ cafe with seating for approx. 100 in 3 separate zones throughout, is fully licensed, undercover customer parking, storeroom facility.

Currently trading 5 days a week and turning over \$7,500 per week on average. The ability to at little to no cost, to bring it back to being an awesome suburban café also exists.

With a monthly lease of \$ 5,695 inc all outgoings, bins, storage and amenities and disposables for amenities. 2.5 years left on lease with 3 year option.

With great street appeal, this modern and contemporary furnished business, up to date and near new kitchen equipment.

7-day operation approval

All food and beverage compliances in place

A great opportunity to purchase this fully fitted out café/ restaurant and customise into the business model which works for you, taking ownership and accountability for this niche suburban destination.

Asking Price: \$60,000 + SAV

To find out more information about this business, please complete the confidentiality agreement quoting reference number: MB 9207

<https://abzbusinesssales.com.au/confidentiality-agreement>

Contact:

Hugo Martin

0411 617 140 or **07 3368 4010**

aubizbuysell.com.au/80557

ABS Business Sales Brisbane

Broker Ref: 2281

