



For Sale

Location: **NSW**
Asking: **\$99,000 + SAV**
Type: **Hospitality-Cafes / Services-Other**

Acclaimed Waterfront Cafe and Event Centre for sale Lake Macquarie

An opportunity to purchase a Licensed café in Lake Macquarie LGA with stunning water views, top quality fit out and plenty of parking for customers. This business is currently run under management and would suit an owner-operator(s) to grow the business and take full advantage of the beautiful fit out and location while making a substantial income. As an extra option, accommodation for a new owner is available by negotiation within walking distance of the business.

This is a solid cafe that attracts local customers as repeat business and has historical significance in a location that is a destination on its own. The location and fit out is perfect for events such as weddings and corporate events with generous parking outside. Local foot traffic from the strip shopping centre and local suburbs provide regular clientele along with the destination trippers, particularly on weekend. Social media is professionally in place to continue marketing from an already strong base. The fit out includes four smaller 'rooms' for intimate group meals, parties, meetings and events, with the potential for dinners and weddings/events.

Features of the business include; Beautiful fit out with nothing to spend, a fabulous position with seating for over 80 customers inside and out, free parking outside the front of the cafe with park and lake views, quality assets, easy to run business and the potential to grow.

For sale is all equipment, systems, procedures, security cameras, sound system, heating system, fittings, fridges, freezers coolroom with a new motor, cooking equipment and front of house equipment, crockery, glassware, etc.

This is the perfect location and atmosphere for those seeking a sea change or a local experienced operator that recognises this exciting opportunity!

If you are interested in finding out more about this quality opportunity, please go to www.merchantbrokers.com.au. Alternatively, contact 1300 BROKER or call Paul Duffy on 0403 084 438.

Contact:

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0403 084 438

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