



# SOLD

## "CAFE" FOR SALE ON THE SOUTH SIDES

- Open 6 days a week.
  - Monday – Saturday 7am to 4pm, (with opportunity to open earlier in summer and Sundays)
  - Commercial Kitchen with cleaning station.
  - Providing daily customers with breakfast, lunch and home baked goods with a Italian Flair.
  - Spacious urban modern interior seating approx. 50ppl
  - Front foot path seating & Main café area with outdoor permits.
  - A full time hands-on couple or partnership can benefit from substantial savings on staff wages, super and other expenses.
  - Business is in healthy profitable state with potential to grow with the opportunity to open for dinner/nights and on Weekdays or Weekends.
  - The business can efficiently run by 2 full time staff and 2 casuals.
  - The business provides an opportunity for a purchaser to own and operate a dynamic high profile family business.
  - Family friendly café surrounded by shops, office buildings and apartments and is a popular well known street in the heart of the upper Mount Gravatt.
  - Trading for approximately 10 years and has created a large customer base of many regulars, young and old alike.
- The new owners will secure a 5 yr Lease –
- \* Will sell with further options\*
  - \* Established as a community base for all regulars – Excellent repeat business
  - \* Fully equipped and all equipment in good working order
  - \* Turnover steady & consistent – all season business
  - \* Ease of operation – Cash Business
  - \* No specialised expertise is required – Training provided by owners.
- The business is not complicated or difficult to manage. Overall safe investment for a working owner. Alternatively, there is enough in the mix for 2 working owners to earn a good living from the business; or run under management.
- For more details, please call agents on 0417 199 875

Disclaimer: Information provided has been obtained in good faith and is to be used as a guide only. Atrealty nor the acting agent/s provide any guarantees, undertakings or warnings as to the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. We urge all interested parties to undertake their own due diligence independent in

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PRICE:  
\$150,000

OPEN FOR INSPECTION:  
N/A



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