



**SOLD**

**PRICE REDUCED - TIME FOR ACTION...**

Looking for a 'Top Notch' location for your food, coffee and convenience business? Look no further than this Ready, Set, Go business in South Grafton, NSW. With loads of recent upgrades to the premisses and equipment under the current ownership it will suit an aspiring entrepreneur who just wants to get in and go!

This business and its location continues to attract a reliable stream of customers based on its access and proximity to commercial areas and schools of South Grafton. With the Grafton Aged Care development underway Tradie traffic through the door is expected to increase. Even better is under the current ownership the shop is trading 6 Days a week so you get time to relax on your Sunday or alternatively increase trading hours and staff are available and flexible. If you are thinking about your own business without all the set up headaches, even if you have no recent food or retail experience this is one you should have a look at.

\*\* Grafton is centrally located between Coffs Harbour and Yamba in what is shaping up to be the new corridor of interest. With Grafton, Yamba and Coffs Harbour providing the 3 major hubs along an approximate 125km of unspoilt coastline. Along with several coastal villages, some just 35 minutes from Grafton, offering unspoilt beaches and rivers with an ideal climate in our region. A friendly country style town steeped in history and equally accessible hinterland wonders, those seeking a tree and sea change should check it out, I did and this business will see you well invested in this growing town.

Disclaimer: information contained herein is gathered from sources we believe to be reliable. The writer, @realty and its staff will not be held responsible for any act or omission arising from the accuracy of such material including property boundaries and floor plans. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way be limited to, and should be directed to, your financial adviser, legal representative, any local authorities, the Contract of Sale and any Commercial/Retail Lease.

**0 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$47,000

**OPEN FOR INSPECTION:**  
N/A



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