



FOR SALE

FIRE SALE. PRIME CAFE OPPORTUNITY ON BUSY GYMPIE ROAD

Priced for immediate sale.

The owner wants out and will look at all offers.

Established over 15 years and very popular, pick up a bargain - modify to suit your style and start making real money!

Spanning an impressive 163 square metres of floor space, this well-appointed food and hospitality venue offers ample room for both dining and operational efficiency. Plenty of car parking spaces ensure your customers will never struggle to find convenient parking – a rare and valuable asset in this busy commercial precinct.

Chermiside's reputation as a healthcare hub adds another layer of opportunity to your customer base. The area is home to multiple medical facilities including:

- The Prince Charles Hospital – a major public hospital
- St Vincent's Private Hospital Northside
- Multiple specialist clinics and medical centres
- Various radiology and healthcare services

This concentration of healthcare facilities ensures a steady stream of staff, patients, and visitors who need quality food and beverage services throughout the day.

Chermiside's diverse and growing population of over 11,400 residents represents a strong local customer base. The area attracts young professionals, families, and seniors, with a median age of 35 years. The multicultural nature of the community, with residents from countries including India, New Zealand, Philippines, England, and China, creates opportunities for diverse menu offerings and authentic cultural experiences.

The suburb's rich history dating back to the 1867 Gympie goldrush has evolved into a modern commercial centre while maintaining its community character. From the heritage-listed sites that add charm to the area, to the modern amenities like the Chermiside Aquatic Centre and numerous parks including the expansive 7th Brigade Park, there's always activity and foot traffic in the vicinity.

0 BED | 0 BATH | 20 CAR

PRICE:

\$149,000 Neg. Selling way below replacement cost.

OPEN FOR INSPECTION:

N/A



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