



FOR SALE

PRIME CAFE OPPORTUNITY ON BUSY GYMPIE ROAD

Step into a thriving food and hospitality opportunity at this exceptional cafe/coffee shop located on the bustling Gympie Road in Chermshire. This turnkey business presents an incredible chance for entrepreneurs to establish themselves in one of Brisbane's most dynamic and rapidly growing suburbs, perfectly positioned to capture the constant flow of locals, shoppers, and workers in this vibrant commercial hub.

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.

The location alone makes this opportunity irresistible. Situated on Gympie Road, you'll benefit from the continuous stream of traffic heading to and from Brisbane's CBD, just 9.8 kilometres south. Your business will be perfectly positioned to serve the thousands of daily visitors to nearby Westfield Chermshire, Australia's largest single-level shopping centre, featuring over 480 stores and drawing shoppers from across Brisbane's northern suburbs.

Chermshire'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.

The suburb's excellent transport connections make it a natural meeting place for people from across Brisbane's north. Chermshire bus station, located adjacent to Westfield Chermshire, serves as a major public transport hub with numerous Translink routes providing frequent connections to the CBD and surrounding areas. Recent infrastructure improvements, including dedicated bus lanes along Gympie Road, have enhanced accessibility and increased foot traffic in the area.

0 BED | 0 BATH | 20 CAR

PRICE:

Selling way below replacement cost.

OPEN FOR INSPECTION:

N/A



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