



FOR SALE

PRIME CAFE OPPORTUNITY - CHERMSIDE HUB LOCATION MUST BE SOLD.

Located just 9.8 kilometres from Brisbane's CBD, the very popular Amici Deli benefits from Chermshire's reputation as a key destination and major transport hub. The property boasts generous parking provisions with 30 carport spaces, ensuring your customers will never struggle to find convenient access to your establishment. The substantial floor area provides ample room for dining, food preparation, and storage as well as an external dining area.

- Prime position on busy Gympie Road with excellent visibility and accessibility
 - Substantial 163 square metre internal space perfect for cafe operations
 - over 30 car spaces ensuring customer convenience.
- Long established and very popular cafe and deli.

The location couldn't be more advantageous for a food and hospitality business. Situated within walking distance of Westfield Chermshire, Australia's largest single-level shopping centre with over 480 stores, your cafe will benefit from the constant flow of shoppers, workers, and visitors. The shopping centre attracts millions of visitors annually, creating a built-in customer base seeking quality food and beverage options.

Chermshire's diverse demographic profile presents excellent opportunities for varied menu offerings. With residents from over 40 countries and languages including Malayalam, Tagalog, Italian, and Mandarin spoken in the area, there's strong potential to cater to multicultural tastes and preferences. The suburb's median age of 35 years indicates a vibrant, working-age population with disposable income for dining out.

- Walking distance to Westfield Chermshire with 480+ specialty stores
- Major bus station nearby generating consistent foot traffic
- Diverse, multicultural community with varied dining preferences
- Growing population creating expanding market opportunities

Chermshire's rich history dating back to the 1860s goldfields has evolved into a modern, well-planned suburb with excellent amenities. The area features beautiful parks including 7th Brigade Park, the Chermshire Aquatic Centre, and numerous sporting facilities that host events and

0 BED | 0 BATH | 30
CAR

PRICE:
\$149,000 Offers invited Must sell.

OPEN FOR INSPECTION:
N/A



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