



# FOR SALE

## PRIME CHERMSIDE CAFE OPPORTUNITY - HUGE PRICE REDUCTION. COME AND HAVE A LOOK

Prime café opportunity awaits in bustling Chermshire! This exceptional 163 square metre Food/Hospitality business space at 725 Gympie Road offers an incredible foundation for your culinary dreams. Positioned in one of Brisbane's most dynamic northern suburbs, this café and deli presents unlimited potential for savvy entrepreneurs ready to capitalise on Chermshire's thriving commercial landscape.

Located just 9.8 kilometres from Brisbane's CBD, this property sits in the heart of a suburb that's witnessed remarkable growth, with its population soaring to over 11,000 residents. The location couldn't be more strategic – you're mere minutes from Westfield Chermshire, Australia's second-largest Westfield shopping centre, which draws thousands of potential customers daily with its 480+ stores, 16-screen cinema complex, and extensive dining precincts.

The area's rich history as a transport hub continues today with the major Chermshire bus station providing seamless connections throughout Brisbane. Thousands of commuters pass through daily, creating a natural customer flow for breakfast, lunch, and afternoon coffee services. The recent addition of dedicated bus lanes along Gympie Road has further enhanced accessibility, benefiting over 5,000 commuters during peak periods.

- Major healthcare precinct nearby including Prince Charles Hospital and multiple medical centres
- Walking distance to 7th Brigade Park with aquatic centre and sporting facilities
- Surrounded by established residential areas ensuring consistent local trade
- Close proximity to multiple educational facilities creating lunch and after-school opportunities

Chermshire's transformation from a historic goldfields stopover to a modern commercial hub makes it one of Brisbane's most promising business locations. The suburb's continued investment in infrastructure, including potential Northern Busway extensions, signals ongoing growth and development.

The property's Food/Hospitality zoning provides flexibility for various café concepts – from

0 BED | 0 BATH | 30 CAR

### PRICE:

Price reduced. Owner retiring. Must be sold. Offer

### OPEN FOR INSPECTION:

N/A



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