



## Myaree WA

### KEY INFORMATION

**Address**

Myaree WA

**Price**

\$120,000

**Type**

Business / Accommodation/Tourism - Aged Care

**Land Area**

N/A

**Build Area**

N/A

**Car Spaces**

N/A

**Listing Type**

Sold

**Ideal for:**

- EXPERIENCED BARISTA, COFFEE CONNOISSEUR, HOSPITALITY FAMILY.
- HUGE TURNAROUND BY READLY CHANGING THIS BUSINESS MODEL
- IDEAL TO GROW SALES, BUILD GOODWILL, THEN SELL AT A PREMIUM

If you appreciate great opportunity knocking, this is it!!

Our client created his business model which hasn't worked as anticipated therefore a quick sale is sought. Rent is very reasonable relative to current annual sales.

This is an opportunity to invest in a great location where locals from many kilometres around shall appreciate a high end coffee café' experience. The major plant and equipment is in-situ so with a quick redecoration, new theme, modernised coffee brand culture, you shall expect to draw a vastly greater number of regular clients.

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

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M. 0417 991 910

Set within a mid sized busy shopping complex it's well selected tenancy mix encourages the many locals to visit regularly. It's south of river location on a main road provides high exposure and caters to many a residential customers, and high numbers of workers from local commercial industrial businesses.

Access and egress to the business is easy. Nearby tenants include a popular IGA, a High end Butcher, Post Office, Newsagency to mention a few. Enquire today to secure this low risk, high reward returns given your flair and prior success in similar style, small business management.

For more information regarding this opportunity, please contact Ian today.



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