



## Maylands WA

### KEY INFORMATION

**Address**

Maylands WA

**Price**

\$198,000

**Type**

Business / Retail - Food

**Land Area**

N/A

**Build Area**

N/A

**Car Spaces**

N/A

**Listing Type**

Sold

You can be very confident with this destination Cafe. it sits convenient as the locals magnet amongst a great mix of many apartments and upmarket homes near the river.

There is no franchise or shopping centre to dictate terms. Having sold this business twice I can confirm a proven successful trading history where the past two owner operators have enjoyed reliable profits with a solid local repeat client base.

The business has a good following, and from time to time additionally offered (an optional) evening dining service. This extra service whilst not at all essential does successfully attract extra customers in their return, during usual daytime trading hours.

If you have a barista, chef or pastry chef in the family then be advised to be quick for this inexpensive investment.

Good cash flow, manageable overheads, great friendly staff, superb coffee culture and a menu easy to follow and thus prepare will have you in control and in profit very rapidly.

As a suburban local star, this wonderful foodie gem is only 10 minutes from the CBD of Perth.

A high local population density drives business, and there is an advantage of naturally limited competition nearby.

If you have never operated a cafe before, this will be a very safe and ideal starter.

If you are quite well experienced you will see the investment is exceptionally worthy as you step inside.

Includes stock, plant and equipment and goodwill so at \$198,000 this will be eagerly sought.

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

### AGENT INFORMATION



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Business Broker

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