



## For Sale

Location: **Auckland**  
Asking: **\$45,000**  
**Negotiable**  
Turnover: **\$72,000**  
Type: **Hospitality-Cafes**

**Low operating cost low rent huge potential in future as area developing. Not a franchise so do as much you can or add more to menu.**

**Cafe for Sale: Prime Location by Train Station!**

Only serious buyers and urgent sale due to sudden change in family circumstances.

Are you looking for a thriving cafe business with endless potential? Look no further! Our cafe, conveniently located by the train station, is up for sale due to family commitments.

### **Key Features:**

- **Prime Location:** Situated by the bustling train station, ensuring a steady stream of commuters and locals.
- **Potential for Hot Kitchen:** Currently operating with grab-and-go options, but the space is ripe for a full hot kitchen installation.
- **Family-Friendly:** Located within walking distance of primary schools and surrounded by new apartments, ensuring a loyal customer base.
- **Established Business:** Open 6 days a week, with a loyal customer base and a reputation for excellent service.

### **Opportunities:**

- Expand the menu to include hot food options, capitalizing on the demand from commuters and locals.
- Tap into the growing demand for specialty coffee and food options.
- Develop a strong online presence and delivery service to reach a wider audience.

### **Why Buy This Cafe?**

- **High Potential:** Endless opportunities for growth and expansion.

low rent \$2085/month incl water

- **Prime Location:** A highly sought-after location with a captive audience.

### **Contact:**

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[nzbizbuysell.co.nz/126607](http://nzbizbuysell.co.nz/126607)



Don't miss this rare opportunity to acquire a thriving cafe business in a prime location. Contact us today to arrange a viewing and take the first step towards realizing your business dreams!