



## For Sale

Location: **Auckland**  
Asking: **\$770,000**  
Type: **Hospitality-Cafes**



### Earn Big, Live Well: \$305K Cafe Profit!

Here's your chance to own a fabulous fully managed cafe with serious earnings and excellent growth potential in one of Auckland's fastest-growing areas!

#### BUSINESS HIGHLIGHTS:

- \* \$26,500 Weekly Sales - A well-established customer base that continues to grow.
- \* Fully Managed - This cafe runs like a dream without the owner on-site.
- \* Profits to Impress - Over \$245,000 managed profit or \$305,000 surplus to an owner-operator!
- \* Modern Fit-Out - this place looks great! Huge glass walls on 2 sides give a superb airy feel
- \* Parking galore - huge amount of parking right on your doorstep
- \* Desirable Location - Situated in a highly popular suburb and surrounded by development and opportunity.
- \* Ample Growth Potential - Open longer hours or increase catering and functions.

#### FULLY MANAGED

This one really is! The owner does drop in to make sure that all is running OK, but the Manager has it all under control! With a well-trained team in place, this is the perfect investment for a hands-off owner.

You may want to work here, of course! You will make even further cost efficiencies if you do. Even as it is you will make a surplus of over \$305,000 a year!

#### THE LOCATION

This is a thriving West Auckland area. There are other cafes around, heaps of complementary shops, plenty of parking and a huge residential catchment area.

#### THE PRICE

This one is priced well. At just 2.5x the surplus of \$305,000, this is great buying. With an EBITDA of over \$245,000 it offers a Return on Investment on the managed profit of over 32%.

#### WHY YOU WILL BUY IT

With its stylish design, loyal customer base, and proven profitability, this business offers the perfect mix of lifestyle and income. And with the area experiencing significant growth, the upside potential is huge! It's also priced well and really does work as a fully managed business.

Asking \$770,000 plus stock

Nick Giles, 021 676 832, [nick.giles@linkbusiness.co.nz](mailto:nick.giles@linkbusiness.co.nz)

\*\*\*Some details of the business for sale are confidential and can only be disclosed upon contacting the broker and a completion of a Confidentiality Agreement. Due to the confidentiality of this business a

### Contact:

Nick Giles  
+64 21 676 832 or [+64 9 555 6039](tel:+6495556039)

[nzbizbuysell.co.nz/126661](http://nzbizbuysell.co.nz/126661)

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