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## A BOUTIQUE RESTAURANT AWAITING YOUR SIGNATURE TOUCH! (CML 11017)

Ready to embark on a thrilling business venture right in the pulsating heart of Parnell?

Nestled among a vibrant blend of residential and commercial neighbourhoods, not to mention a stone's throw from thriving hospitality hotspots, your dream opportunity knocks.

This beloved Wine Bar, is a jewel that has sparkled brightly in Parnell's crown for the past three years.

Step inside, and you're greeted by a masterpiece of interior design. Think exposed brickwork, soaring ceilings, and a flood of natural light pouring in through large windows. It's a scene straight out of a magazine, where every corner promises a new story for your Instagram feed.

Operating just 20 hours a week over five evenings, this gem pulls in average weekly sales of \$8,000. And when you hear the rent is a mere \$40,000 plus GST annually for this prime slice of Parnell real estate, you'll understand why we're excited.

But here's where it gets interesting. The future of this spot is a canvas awaiting your creativity. Keep the current vibe or tap into the morning rush with a Deli or Cafe twist. The potential? Limitless.

Curious if this is the right fit for you? Reach out to Jack Crosti today to arrange a private viewing and discover all there is to know about this remarkable business opportunity.

Price: \$90,000 including stock.

<b>Price</b>	\$99,000
<b>Property Type</b>	Business
<b>Property ID</b>	11017

### AGENT DETAILS

Jack Crosti - 02109095252

### OFFICE DETAILS

Clyth Macleod  
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Call Jack today on 021 0909 5252 to learn more about it.

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