



AUK

# Cafe with Huge Potential

## HOSPITALITY OPPORTUNITY IN A HIGH-TRAFFIC LOCATION (CML 11185)

Looking for a hospitality opportunity with built-in foot traffic and massive growth potential? This Cafe is perfectly positioned to take full advantage of the bustling Spark Arena crowds, local office workers, and nearby residents.

Currently operating only 5 days a week and short hours, the Vendor advises the sales are currently **\$7,500–\$8,000 per week**. Imagine the possibilities when you extend the hours to capture afternoon and evening trade—especially during events at Spark Arena when foot traffic surges!

### Key Highlights

- **Location Goldmine:** Situated on the main path to Spark Arena, attracting event-goers on their way in and out.
- **Massive Growth Opportunity:** Operates from 7:30am to 2pm only—extend hours and tap into the high-demand evening crowd.
- **Outdoor & Indoor Seating:** Accommodates 22 guests indoors and 18 outdoors, creating a warm and inviting atmosphere.
- **Turn-Key Setup:** Fully equipped, including a top-of-the-line coffee machine (owned) and well-maintained kitchen equipment.

### Why This Cafe is a Must-See

This is your chance to take an already exceptional business and unlock its full potential. With the right concept, extended hours, and targeted marketing, this could become the go-to spot for both daytime coffee lovers and evening event attendees.

Don't just dream it—make it happen.

Contact Jack Crosti on 021 0909 5252 for more details and to arrange a

**Price** \$119,000 plus stock

**Property Type** Business

**Property ID** 11185

### AGENT DETAILS

Jack Crosti - 021 0909 5252

### OFFICE DETAILS

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Clyth  
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