

Sold

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## WHERE SCENIC VIEWS MEET EXCEPTIONAL COFFEE - (CML 11364)

Set on the edge of the water, this Café has quickly established itself as a favourite for locals and visitors alike. One year in, it's already delivering impressive sales of approximately \$750,000 and attracting a steady stream of customers from morning through to afternoon.

Purpose-built to complement its waterfront location, this Café features a high-quality fit-out, a well-designed interior that maximises the views, and an all-weather outdoor area complete with transparent weather blinds and heaters - perfect for year-round waterfront dining.

The location couldn't be better. This Café sits alongside a popular waterfront walkway, making it a natural stop for families, joggers, and weekend brunch-goers. The surrounding area is growing fast, with significant new residential development set to bring even more customers right to the doorstep.

### Highlights:

- Prime waterfront position beside a busy walkway, offering stunning views
- \$750k sales in first 12 months
- All-weather outdoor seating with heating and weather protection
- High-quality, modern fit-out - only one year old
- Area undergoing strong population growth due to new housing

Price	SOLD
Property Type	Business
Property ID	11364

### AGENT DETAILS

Chris Peteru - 021 067 7444

### OFFICE DETAILS

Clyth Macleod  
Level 2, 77 Grafton Road Grafton  
Auckland 1344 New Zealand  
+64 9 630 9491

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'WE SELL BUSINESSES'

The current setup is ideal for an experienced operator looking to step into a business with momentum, in a location that offers lifestyle as well as potentially strong financial returns.

**Price:** \$285,000 plus stock

For more information, please contact Chris on (021) 067 7444.

**\*\*To gain further information on this business please copy and paste this link into your browser; <https://rebrand.ly/mv1roru> You will be taken to the listing, click on CONFIDENTIALITY AGREEMENT and please read the terms of before you complete our online form\*\***

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