



SHOP 4, 8 Legana Gr, Legana



## LEGANA CAFE OFFERS OVER \$99,500, SHOWING 137% ROI, GREAT OPPORTUNITY

Brilliant low cost cafe, showing an excellent net profit, in an high traffic location, within a shopping center, in a quality growth area..

A simple operation, in modern well presented premises, with a captive market.This cafe is a winner and could set you up for life.

The menu is simple, there is scope to improve the turnover, by expanding the range, by having food to go, by extending the hours. This business can certainly do more, the operators attention has been elsewhere.

With high volume coffee sales, seating for 30 or more.

You do not by any stretch of your imagination, need to be a chef, if you love food and people, this will appeal to you, last two year average net profit is around \$145,000 plus more for a working couple.

Well equipped, great first or last business, will not last at this price, Contact Tasmanian Business and Property Sales Broker Paul Scott urgently.

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND INQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF; Please Note: All figures quoted are approximate

Price	SOLD
Property Type	Business
Property ID	89

### AGENT DETAILS

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property Sales

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