

Under Contract

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1972.



Busy Cafe for Sale

179 Karangahape Road, Auckland Central

OWN ONE OF AUCKLAND'S MOST BELOVED CAFES! -
(CML 11148)

For the past decade, this café has been winning hearts (and awards!) in Auckland. Featured many times as one of the **Top 50 Cafés** in the city by **Metro Magazine**, it's no wonder this spot is famous for serving up one of the best breakfasts in Auckland, complete with **in-house baked pastries** that are absolutely to die for!

While the cabinet selections are legendary—think hearty sandwiches and scrumptious home-baked goodies—it's the **brunch and lunch menu** that will really steal your heart. The seasonal menu is packed with café-style classics, each with a healthy twist. Whether you're craving a wholesome meal or a cheeky treat, this café has something for everyone.

To top it off, the café boasts a **beautiful dining room** with stunning views of the city's skyline and nearby gardens, creating a relaxed and inviting atmosphere that keeps customers coming back.

Now, let's talk numbers. With **annual sales of \$1.23M** from the FY24 financials and a solid **profit of \$183k**, this business is a cash-generating machine. Based on these figures, you're looking at an impressive **ROI of around 47%**. Plus, the café is fully **under management**, meaning you could enjoy this strong return with minimal day-to-day involvement.

This isn't just a café with great food and views—it's an integral part of Auckland's café scene. If you're looking for a rock-solid investment with an established brand and loyal customer base, this is the one. And with an **exceptional price of just \$390,000 + stock**, this opportunity may not last long!

Sound like the opportunity you've been waiting for?

Price \$386,000 plus stock

Property Type Business

Property ID 11148

AGENT DETAILS

Jack Crosti - 02109095252

OFFICE DETAILS

Clyth Macleod
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'WE SELL BUSINESSES'

Give **Jack** a call at **021 0909 5252** and let's chat about how you can make this café your own!

****To gain further information on this business please copy and paste this link into your browser; <https://rebrand.ly/4tnpsto>. 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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