

Just Listed

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AUK

# Restaurant with Outdoor Oasis

**FOR SALE: LOW RENT LICENSED RESTAURANT - (CML 11258)**

Let's not waste your time with fluff about "great opportunities" and "prime locations". You've heard that before.

## Here's what this really is:

An exceptional restaurant that quietly crushes it. Loved by locals. Glowing on Google. And humming along with a small footprint, low rent, and a setup that's tight, tidy, and totally dialed in.

## What Makes This Place Special (Beyond the Food):

- **Outdoor Oasis:** This isn't just a few wobbly tables and plastic chairs on the pavement. Think low cushions, soft lights, good wine, and that rare kind of relaxed, heated courtyard dining that makes you feel like you're in Santorini...
- **You Can Actually Park Here:** No valet, no stress. Just easy access, every day.
- **Licensed to Chill:** Beer, wine, cocktails—it's all covered. Pair that lamb shoulder with a full-bodied red, and you've got a night.
- **Low rent and flexibility:** \$37,000+GST in rent. Recent sales are around \$8,000 weekly. No 7-day grind, no back-breaking hours. You could actually have a life.

## Introduce a proper, authentic kebab menu.

Not the 3am, regret-fuelled kind. We're talking slow-cooked, fire-touched, properly seasoned street food that people crave. Done right, this could transform your takeaway and delivery game without overhauling your kitchen. Low cost, high margin, huge demand. Boom.

Price	\$190,000
Property Type	Business
Property ID	11258

## AGENT DETAILS

Jack Crosti - 02109095252

## OFFICE DETAILS

Clyth Macleod  
Level 2, 77 Grafton Road Grafton  
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## Who's This For?

A chef sick of being someone else's second-in-command. A couple ready to run something meaningful together. Or anyone tired of overcomplicated, overpriced restaurants that burn money faster than they seat tables.

**\$190,000 incl. stock.**

But fair warning: listings like this don't hang around. Especially not when they actually work.

Call Jack Crosti: 021 0909 5252 He'll tell you everything you need to know.

**\*\*To gain further information on this business please copy and paste this link into your browser; <https://rebrand.ly/wwvj6sr> 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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