

# The Wardroom Cafe for Sale New Lynn Auckland



**kakapo**

THE WARDROOM  
7 Totara Ave, New Lynn

## The Wardroom Cafe in New Lynn. FY24 Profits of \$114,000+

Perched gracefully on Totara Avenue, The Wardroom stands as a cherished retreat in the heart of New Lynn, epitomizing the soothing charm of a quintessential west Auckland cafe.

Here, locals savor Mt Atkinson Coffee daily, complemented by tasty homemade treats and the crème de la crème of slices in West Auckland. More than just a cafe, The Wardroom is a new Lynn community institution.

Lastly if you want a reason to remember The Wardroom, make sure you indulge in the mouth watering mushrooms on toast!

### Business Highlights

- Pumping weekly sales of \$16,300+ for FY2024
- 2023 Working owner profits of \$108,000 (normalised)
- 2024 YTD Working owner profits of \$114,000+ (normalised)
- Amazing annual rental of \$41,500+GST
- Outgoings of only \$4,900+GST
- Seating for 50+
- Average of 15kg of Mt Atkinson coffee per week
- Currently open 5 days (daytime only), extend hours for more profits or enjoy that all important work/life balance

Are you ready to begin a new chapter as a successful cafe owner in New Lynn? Give Sterling Arnet the hospitality specialist a call today on 021 026 85891 to discuss.

Asking Price: **\$199,000 + Stock of \$7,500**

Location: **Auckland**  
Asking: **\$199,000**  
**+ Stock of \$4,000**  
Type: **Hospitality-Cafes**

### Contact:

Sterling Arnet  
02102685891

[nzbizbuysell.co.nz/121731](https://nzbizbuysell.co.nz/121731)

Kakapo Business Sales  
Licensed REAA 2008  
Broker Ref: KA2407

