

# Exceptional Coffee Shop for Sale Auckland

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Clyth  
**MacLeod**

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## For Sale

Location: **Auckland**  
Asking: **\$280,000 plus stock**  
Type: **Hospitality-Cafes**

### Where Scenic Views Meet Exceptional Coffee - (CML 11364)

Set on the edge of the water, this Cafe 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 Cafe 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 Cafe 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

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.

### Contact:

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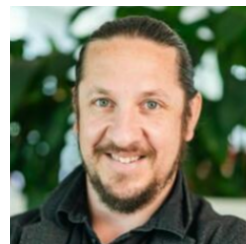
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