

## PROFITABLE CAFÉ FOR SALE FULLY MANAGED



# For Sale

Location: **Auckland Region**  
Asking: **\$220,000**  
Turnover: **\$524,642**  
Type: **Hospitality-Cafes**

### Fully Managed Cafe- \$117K+ Profit

Located in Whenuapai, Near the rapidly growing Westgate area, this stylish café combines a modern fit-out with a welcoming atmosphere. A thriving business with strong hospitality foundations, it's ready for a new owner to step in and continue its success.

#### Business Highlights

- \$10,000 -12,000 Weekly Sales
- FY26 Fully Managed Profit \$117,166
- Annual rent of \$58,090+GST
- 14 car parks included in lease
- Restaurant licensed to serve alcohol 8am to 12am daily
- Strong lease until 31 December 2041
- Walk in chiller, extraction, fully setup commercial kitchen and natural gas on site
- Seating for 60+ inside and courtyard

#### Potential

- Huge potential for extended hours introduce dinner menu, hookah bar, sports bar, catering.
- 300 houses coming in next 2 years in 200m radius.

#### Benefits

- Working owner can make \$200,000+ a year
- Return on investment just in 1 year

#### Advantages

- Bank Finance is approved on this business for potential buyer
- Vendor finance is also available for right buyer

### Contact:

Sushant Nagar  
+64210385564  
Anytime

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Skip Broker Fees - Buy Direct & Save

Why overpay for broker-listed businesses? This opportunity is being sold privately, allowing serious buyers to purchase directly and potentially save tens of thousands in inflated valuations and commissions.

A genuine opportunity for the right buyer.

Asking Price- \$220,000+ Stock of \$5,000

Ready to start FY2027 with big profits?

Contact the owner about this great opportunity now!