

# Established Cafe for Sale Auckland



## Established Cafe with Serious Untapped Upside

This Auckland breakfast and brunch cafe has been a genuine local fixture for over a decade and the bones are excellent. Long lease, settled team, manageable owner hours, and a customer base that keeps coming back.

The 180sqm premises seats 120 across indoor and outdoor areas with a spacious kitchen, walk-in chiller, and dedicated delivery access. Nine staff are in place and the owner works 30-35 hours per week. Free parking and a family- and pet-friendly setup draw consistent repeat trade from a well-established residential catchment. The lease runs to 2043 with a clean cost base.

What makes this particularly interesting is the gap between what the business currently does and what it is licensed and equipped to do. A liquor licence active until 1:00am sits largely unused against a 2:30pm close. Evening service, corporate catering to the surrounding precinct, and outdoor shisha are all pursuits a new owner could explore without new consents or significant capital outlay.

- \* Lease secured to 2043 with clean cost base
- \* Nine staff in place, owner hours 30-35 per week
- \* 120-cover venue, indoor and outdoor seating
- \* Liquor licence to 1:00am, largely untapped
- \* Seven-day trading with consistent repeat custom
- \* Family and pet-friendly with ample free parking
- \* Multiple growth avenues, no new consents required
- \* EBPITDA - \$478,401

A strong operator stepping into this will find a business already running well, with genuine upside still to unlock.

Asking: \$893,000 + SAV

Anil Vazirani, +64 21 0277 8149, anil.vazirani@linkbusiness.co.nz

Ron Vazirani, +64 21 294 2978, ron.vazirani@linkbusiness.co.nz

Location: **Auckland**

Asking: **\$893,000**

Type: **Hospitality-Cafes**

## Contact:

Anil Vazirani  
+64 21 0277 8149 or +64 9  
579 9226

[nzbizbuysell.co.nz/133310](http://nzbizbuysell.co.nz/133310)

LINK Business (Ellerslie)  
Licensed REAA 2008  
Broker Ref: EL05266



  
we sell businesses

\*Please refer to the LINK website for full disclaimers.

Ref: EL05266

Timestamp: 20260629114502