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Welcome

Thank you for your interest in **1/55 Main Street, PIALBA.**

At First National Real Estate Bundaberg, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for a new home.

Sincerely,

The team at **First National Real Estate Bundaberg.**

The Property



1/55 Main Street, PIALBA

CAFE OPPORTUNITY IN HERVEY BAY:

\$89,000 +



SAV

Nestled in the heart of Hervey Bay, "Menus on Main" presents a golden opportunity for aspiring cafe owners. This well-established cafe is now up for leasehold sale, offering a seamless "Walk-In Walk-Out" (WIWO) experience.

Key Features:

- 1. Unbeatable Location:** Situated in the vibrant heart of Pialba, "Menus on Main" benefits from a prime spot that guarantees consistent foot traffic. The cafe's strategic placement allows for a short, leisurely stroll to the UniSC Fraser Coast, while being conveniently positioned beside essential amenities such as banks, doctors' offices, and the Motor Vehicle Registry.
- 2. Proven Track Record:** With a remarkable legacy spanning a decade, "Menus on Main" has thrived under the ownership of the current proprietors. This track record of success is a testament to the cafe's enduring appeal and profitability.
- 3. Diverse Clientele:** Boasting a seating capacity of 52 patrons, "Menus on Main" caters to a diverse range of patrons. From casual customers seeking a delightful coffee break to private events, Regional Council gatherings, and QLD Health events, this cafe has proven its versatility in hosting various occasions.
- 4. Immediate Revenue Generation:** New owners can step into this turnkey operation and start generating income from day one. The cafe's reputation and loyal customer base provide a solid foundation for continued success.
- 5. Ideal for Partnerships:** The cafe's manageable size and operation make it an ideal venture for

a husband and wife team or partnership. Bolstered by a team of dedicated casual staff, the cafe's operations are streamlined and efficient.

6. Stable Lease Terms: Enjoy the peace of mind that comes with consistent overheads. The rent on the building has remained unchanged for the past decade, ensuring financial predictability and stability.

7. Community Hub: Beyond its regular offerings, "Menus on Main" has become a beloved community hub, bringing people together over delicious food and inviting ambiance.

8. Profitability: With a history of profitability, "Menus on Main" represents a lucrative opportunity for the savvy investor to continue reaping the rewards of this well-established cafe.

9. Supportive Surroundings: The cafe's immediate surroundings include a variety of businesses, adding to the dynamic atmosphere that draws in a steady flow of customers.

10. Staff in Place: Currently staffed by a dedicated team of three, "Menus on Main" is ready for seamless transition to new ownership.

Don't miss out on this exceptional chance to own a thriving cafe in the heart of Hervey Bay's bustling business district. Enquire now to embark on your journey as the new owner of "Menus on Main" and indulge in the joy of a thriving cafe business from day one. Contact me today to learn more about this exciting opportunity.

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Location

