



## For Sale

Location: **Sunshine Coast**  
Asking: **\$189,000 + SAV**  
Type: **Hospitality-Cafes**

### Picturesque Waterside Location Sunshine Coast

- Cafe and Exotic Tea Emporium in popular beachside precinct
- In excess \$885,000 turnover in 2024
- Easy to Operate - 50% turnover in Tea Sales - Brews & Gift Wares, 50% Cafe sales
- No Experience or Baking Required - Cafe food, baked goods, and cakes prepared by qualified employees
- Gross Profit 75% with all Tea Brews & Bakery Recipes included in the sale
- Long Lease 3 years + 3 years + 3 years, secures the premises until 2034 ensuring future resale opportunities
- Impressive Social Media Presence - 11,000 followers on Facebook
- HUGE premises, double that of usual cafes with BONUS extra large alfresco area
- Loyal, Long term management and bakery team in place and keen to stay on
- Extremely well established Cafe & Tea Emporium, tightly held by founding owners since 2009 - 16 years

Exceptional main road waterside location opposite the picturesque Maroochy River and Cotton Tree Beach

Step into a world of aromatic brews, delectable cakes and waterside serenity with this exceptional opportunity to own a Exotic Cafe & Tea Emporium in the heart of the Sunshine Coast.

Nestled in a popular beachside precinct, this charming Emporium draws in the locals and tourists alike with its irresistible offerings.

With an impressive turnover exceeding \$885,000 in 2024, this business is a lucrative investment waiting for its new owner/s

The secret to this business's success lies in its unique blend of tea sales 40%, cafe delights, and gift wares 15%, resulting in a impressive 75% gross profit margin. All tea brews and bakery recipes are included in the sale, along with an extended handover to ensure a seamless transition for the new owner.

### Contact:

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Business Brokers Network  
Australia  
Broker Ref: 23510



Beyond its financial appeal, this Cafe & Tea Emporium offers opportunity for future growth and expansion. With a long lease securing the premises until 2034, as well as a loyal management team in place, the foundation is set for continued success.

Imagine owning a business where the scent of freshly baked goods mingles with the salty breeze from Cotton Tree Beach, where every cup of tea tells a story, and every customer leaves with a smile. Don't miss out on this chance to own a piece of paradise in one of Queensland's most coveted locations.

Take the first step towards a rewarding business venture and make this Cafe & Tea Emporium yours today. Contact us to arrange a viewing and discover the endless possibilities that await you.