

## For Sale

Location: **Sydney**  
Asking: **\$3,500,000**  
Type: **Services-Other / Hospitality-Cafes**

### THE BEST CAR WASH N CAFE - SBXA

The best car wash n Cafe

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Car Wash N Cafe on very Busy Road/Junction

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Unique opportunity for an owner/operator to purchase an established car wash business

Busy Hills Dist location

Longstanding major car wash & dine in cafe, open 7 days

Successful history in this location for 11 years

Exceptional 945 sqm corner location on very Busy Road

Massive exposure to over 5000 cars daily

Extremely strong location close proximity to Bunnings, , Spotlight, Home Maker Centre & Victorias  
Basement

Very affluent Hills suburbs population with significant growth

Significant car wash fitout with large canopy & ample signage

Includes wash bays, vacuum outlets & air conditioned dine in cafÃ©

You must have substantial proof that you have the ability to provide this level of funding including a letter from your bank and or finance approval, and bank statements to prove that you have the funds available now. If you cannot provide this evidence you will not be considered for this business for Sale.

This is an excellent opportunity to build on an already successful business, ideal for an owner operator from any level of experience whether you're new to the industry or experienced .

Basic business details include:

Gross Sales : \$2.6 Million Per Year

### Contact:

Sunny Singh  
0433 239 589

[aubizbuysell.com.au/72755](http://aubizbuysell.com.au/72755)

Business Brokers Network  
Australia

Broker Ref: 2968.1



Initial Lease Term: 10 Years

Extension Options: Available to approved buyers

Commencing Rent: \$350,000 Plus GST

Rental Increases: 3% annually

Outgoings: 100% Outgoings to be paid by the Tenant

Rent Reviews: End of first term and option periods

Bank Guarantee: 3 Months Rent

Personal/Directors Guarantees

If you are interested in finding out more about this great opportunity, please go to [www.sbx.com.au](http://www.sbx.com.au) simply register as a buyer on our system and you will get a business summary . It is a quick and simple process to see if this opportunity is right for you or alternatively call Sunny Singh on 0433 239 589 .

Ref: # SX0050

