

# AMBER WERCHON

PROPERTY · PEOPLE



## Buderim

Spacious Cafe sitting high in the centre of Buderim. Constant out front foot traffic and easy access to parking. A true local favourite. Established 9 years.

'Cafe 65' is strategically located at the entrance to the 'Buderim Village Marketplace', anchored by Woolworths, in the heart of Buderim. The premises comprise some 140m<sup>2</sup> including a spacious area at the back with a side entrance previously used for the production of Bakery products. Current Lease expires after options 14/4/27. Further option terms can be negotiated. Rent inclusive of outgoings and GST is \$1,436 per week.

The cafe has a 'BYO licence' and is currently set up with 55 seats, although room exists for this to increase to 70 plus. Shared car parking is provided at the rear of the premises to accommodate 35 vehicles. (Separate from Marketplace

**Price** : \$189,000 plus SAV

**View** : <https://www.amberwerchon.com.au/7708922>



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