

**189 Guildford Road, Maylands, WA, 6051**



**Sold House**

Thursday, 22 August 2024

189 Guildford Road, Maylands, WA, 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Caputo  
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## Prime Corner Development Location - Building & Business for SALE !

Mixed-use zoning Building & Business For Sale all inclusive:

No matter what time of the day or night you drive past this Cafe, it's always busy with locals enjoying a coffee, couples on dates and groups devouring gourmet wood-fired pizzas. Primely located on Guildford Road, this iconic café is passed by over 28,000 people from Monday to Sunday every single week.

Combined with its outstanding reputation and location, this thriving long-standing café since 1999 & the building has come on the market and the opportunities are endless.

Situated in a single-level 230sqm building with indoor dining, covered and wrap-around alfresco dining, a bar, a wood-fired pizza oven, an industrial kitchen with a grease trap, and a cool room across 364sqm of prime real estate. The hardwood flooring, high ceilings, bench seating and wall art sets the tone for large and intimate gatherings from 7am to 10pm seven days a week.

The exposure and signage alone offer enormous potential, plus the opportunity to elevate the business, which currently turns over \$2 Million in sales.

This Cafe is primarily located on the bus route along Guildford Road, and the Maylands Train Station is only a short walk away; plus there is ample off-street parking within the precinct. Perth's CBD, the Swan River, Optus Stadium, Graham Freeway entrance and the Perth Airport are only a few minutes away. With a range of nearby parks, many enjoy taking away their coffees and meals to enjoy in the great outdoors, compliments of Perth's year-round mild climate, or in the offices of the many surrounding businesses.

Zoned within the dynamic City of Bayswater and the Maylands Activity Centre Zone (RAC0), please don't hesitate to contact John Caputo on 0433 158 384 for more details today.

Property features:

- Option to buy Freehold Building & Business in prime corner location in the Maylands restaurant & cafe precinct - potential to build x5 Storeys
  - Restaurant Liquor License included
  - Long-standing Café business for sale plus the Building.
  - Incredible exposure and signage
  - Over 28,000 passing people between Monday to Sunday every week
  - Business currently turns over approx \$2 Mill in sales P/A
  - Single-level 230sqm building
  - Indoor and covered alfresco dining
  - Commercial kitchen with a cool room and a grease trap
  - Wood-fire pizza oven
  - Over \$150k recent renovation.
  - Well-equipped bar
  - 364sqm block includes indoor and alfresco dining
  - Situated on key thoroughfare roads to Perth's CBD and the Graham Farmer Freeway entrance
  - Zoned within the City of Bayswater and Maylands Activity Centre Zone
  - Business sold as a going concern - Price includes the Business and the Building.
- \* Current business owner open to lease back.  
\* Buy the Building & the Business all inclusive from \$1,890,000

Please call John Caputo for more information.

Location highlights:

- 36m to the closest bus stop on Guildford Road
- 300m to the Maylands Train Station
- 900m to Bardon Park and the Swan River
- 3km to Graham Farmer Freeway
- 3.6km to Optus Stadium
- 4km to Perth's CBD
- 11km to the Perth Airport