



85 Racecourse Road, ASCOT QLD 4007

High Traffic Coffee Shop
 This Coffee Shop has a strong trading history. It is the perfect retail coffee space for an owner operator. Previous trade was estimated at 5 to 10 Kg coffee per week. The shop has glass frontage and great natural light. The prior operator had a small seating area and shade on the sidewalk. Think Coffee Cart Cafe! Coffee Retail Space - Racecourse Road Ascot - Glass frontage with great natural light - Wedged between Westpac & Suncorp banks - This is a high exposure high traffic site - Storage room, sink, and counter - ready to trade *** leased as a shop only - no guarantee of trade volumes *** Please call Stephen Jackson of Merchants Commercial for immediate inspection.

| LAND INFORMATION: | |
|--------------------------|--------|
| Total acres | : 1410 |
| Square feet | : 15 |
| Lot Size | : 50 |
| BUILDING INFORMATION: | |
| Built on | : 0 |
| Remodeled on | : 0 |
| Number of Floors | : 1 |
| Floor area (Lower Level) | : 0 |
| Floor area (Main Level) | : 0 |
| Floor area (Upper) | : 0 |
| Floor area (Total) | : 0 |
| CONVENIENCE: | |