

Just Listed

## Cessnock



### 35256 THRIVING SANDWICH SHOP - PRIME HUNTER VALLEY LOCATION

Seize the chance to own a beloved sandwich shop in the heart of the picturesque Hunter Valley, known for its reputable brand and devoted fan base!

This gem is perfectly situated in a high-traffic spot with excellent visibility and convenient parking, making it a favourite hangout for locals and visitors alike. With new residential developments and schools popping up nearby, this shop is set to serve a growing crowd of hungry regulars for years to come!

Currently, customers can enjoy the ease of online order and collect, and there's ample room to expand on platforms like Menulog or Uber Eats. The shop is staffed with a skilled team who keep things running smoothly, offering a solid foundation for continued success.

With affordable rent and strong profitability, this sandwich haven is a fantastic investment with real growth potential. The current owner is ready to retire but happy to stick around and help the new owner settle in, sharing their know-how until the new owner is fully confident to take the reins.

#### Key Features:

- Prime Hunter Valley location with high foot traffic, excellent visibility, and convenient parking access.
- Profitable and growing business with nearby residential developments driving increased customer flow.
- Established brand with loyal customer base and strong online order and collect system in place.

Price	\$145,000
Property Type	Business

#### AGENT DETAILS

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#### OFFICE DETAILS

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