



THAI RESTAURANT
Under \$50k
Bargain or Bomb???

ORIGINAL AD**well setup BARGAIN Busy Thai Away Food Restaurant
Business Chermside**

\$40,000 Negotiable.

Hello,

We are selling our Thai Resturant established for 5 years with many regular customers and great reviews on google. This sale is an urgent sale due to a family member that is very sick. The shop is worth much more than the selling price.

We are on a busy road across from the bus stop at Chermside shopping center.

Our shop runs efficiently. We have a computerized point of sale system that sends orders directly to the kitchen computer and packing area. This makes everything run efficiently with less staff.

We have our own website with ordering <https://www.thebrightestthai.com.au/>, instead of using the online ordering companies (they take around 35% commission). However, you could add these companies if you wanted more orders.

We have a turnover of around 200, 000 per year

Rent is 1650 per month with outgoings included and 3-year lease is available

There is a database of previous customer email addresses for sending promotions included in the sale.

The shop is run by my wife and myself, and one other person helps us 3 hours per night.

You can view images from the kitchen here <https://photos.app.goo.gl/whNk-FEzDSM6Rn6nx5>

We are prepared to help the new owners get established. In addition, many new apartments are going up in this area that will add a stream of future customers.

If interested please call *****5873 or come to 418 hamiton road chermside (corner of Gympie and Hamilton road) for a look.

Cheers

brian

NEW AD

Thai Restaurant | Under \$50k | Bargain or Bomb???

The majority of Thai restaurants in Brisbane sell from \$79,000 to \$330,000. That's too expensive for many, so how do you pick a bargain in the under \$50k price bracket? You have to look at the business numbers behind the restaurant.

Below you'll see our numbers so you can compare Brightest Thai Chermside to any other Brisbane restaurant in the under \$50k bracket.

There are 7 reasons why this is a deal you'll struggle to match...

- 1. Urgent Sale.** We've price the restaurant below its full value, and are willing to negotiate further for a quick sale. We need to sell quickly because my father's health is declining, and working restaurant hours is no longer suitable for our family.
- 2. Small Investment (\$40,000).** Brightest Thai is a much smaller investment than most Thai restaurants for sale in Brisbane (\$79,000 to \$330,000. See other listings here, here, and here).
- 3. Strong Revenue (\$206,000)** with no advertising, driven purely by local demand for good take-away (and good reviews). The amount of business has been too much to juggle with our family situation, so we've done no advertising, no social media, and no letter drops for the last 12 months.
- 4. Healthy Profit (\$112,000).** Business is 90% take-away so it generates a lot of orders for a small space (it profits from the low cost of rent and staff).
- 5. Material Assets (\$26,000)**(WIWO) including appliances, furniture, stock, and computerised POS system. See kitchen photos here:
<https://photos.app.goo.gl/whNkFEzDSM6Rn6nx5>
- 6. Growing Market.** 167 new apartments to be completed in 2019 within a 4 min walk (300m), and more due for completion in 2020. See developments here: <https://www.urban.com.au/developments/chermside-qld>
- 7. Scalable.** Kitchen has capacity for over \$400,000 in orders per year (2x current output) so the business can grow substantially with no further investment.

The restaurant is currently run by my wife and myself, plus one casual staff member (3hrs/night) who can continue if desired. The owner of another Thai restaurant (or a family member) would be well suited to take over, but the low price and full training also means someone new to Thai food (or new to a kitchen) can take advantage.

In the first month you'll take \$13,000 in orders (\$13,134 revenue June 2019) while we train you in person. Once comfortable serving the current demand, you have the population growth and kitchen capacity to grow a much larger business if desired.

For more information phone Brian on 0421 625873. We're likely to accept a reasonable offer, so be one of the first to get in touch.

Brian Fogarty | Ph: 0421 625873

Brightest Thai Chermside

418 Hamilton Rd Chermside (cnr Hamilton Rd & Gympie Rd – very busy road across from Westfield Chermside).

www.thebrightestthai.com.au (Note: website is included in sale)

See Google Reviews (4.5 stars)