



29399 Bruce Highway APPLE TREE CREEK, QLD

MollyDookers Caf?' & Bar

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Freehold Only \$689,000 (plus gst if applicable)

Business available by negotiation.

This is a fantastic opportunity for someone wishing to buy a solid investment property. Or an owner operator looking to relocate to the country and run the very successful MollyDookers Caf?' & Bar.

The property is 1.47Ha in size which gives you an opportunity to do more with the land available. STCA

The current owners are wanting to free up a little equity and are willing to sell the freehold and rent the premises back through a long-term lease. The premises went through a complete renovation in 2016 in which, everything was brought up to code re: building structure, flooring, septic, bathrooms, disability access, asbestos removal?there's nothing left to spend. The property has 2 cool rooms and is fully air conditioned.

The owners would also consider selling both the freehold and the business if that was the preferred option.

With over 100m of prominent Bruce Highway frontage the MollyDookers Caf?' & licensed

Price: \$689,000

Type: Retail

Land: 1.47

Building Size: 174

Council Rates: \$0.00/year (approx)

Water Rates: \$0.00/year (approx)

Strata Rates: \$0.00/year (approx)

Kyla Wilson

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