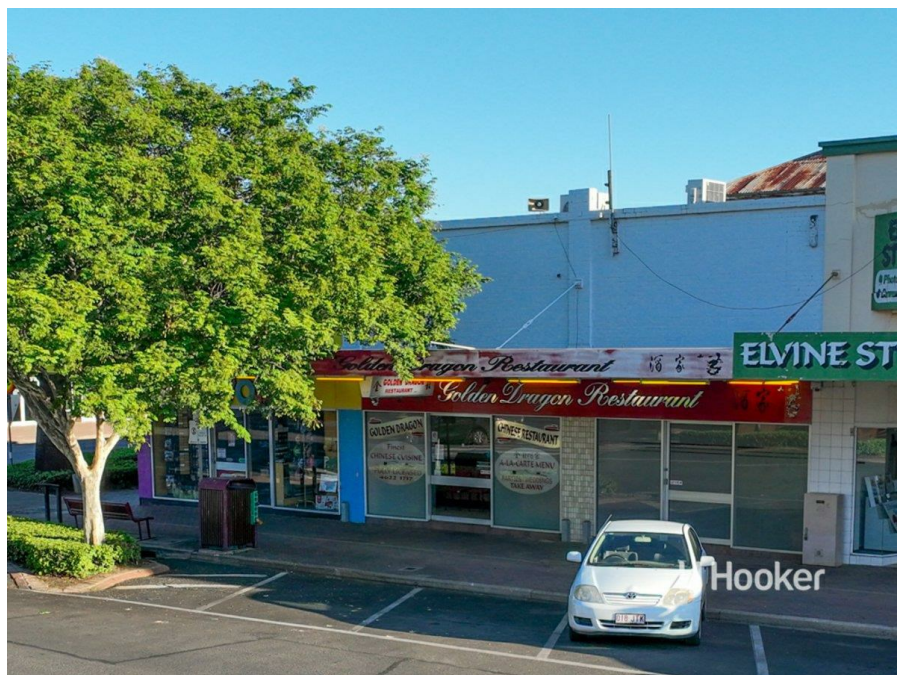


60-62 McDowall St, Roma, QLD 4455

\$110,000 Walk in Walk Out stock
included

Industrial Land



Golden Dragon Chinese Restaurant

LJ Hooker Roma is pleased to present a great opportunity to acquire The Golden Dragon Chinese Restaurant, a well-established and highly regarded Restaurant. This is a prime Business, located in the heart of Roma's CBD.

Open for Inspection

By Appointment.

With a strong local presence and a loyal customer base, The Golden Dragon has been a trusted name in Roma for multiple generations, making this an ideal opportunity for first time business owners.

For Sale by Private Treaty - Asking price for the business, equipment and stock is priced at \$110,000.00 to be sold as a going concern (Vendor Finance Available).

Business Overview

- > Strong Turnover: \$300,000 - \$330,000 per year
- > Current Trading Hours: 5:30 PM - 9:00 PM, 7 days a week, approximately 9 months a year with the owners usually closing for the hotter months.
- > Potential for Growth: Significant revenue increase potential by extending trading hours to include lunch service and trading through the 12 months of the year. Further growth potential could be in large venue/event catering demands and smaller served variety options for single person orders to mention a couple of things.
- > Fully licensed Restaurant & Bar.
- > Fully Equipped: Includes all equipment, furniture, and approx. \$10,000 in stock
- > Vendor Finance Available: Short-term vendor financing (up to 3 years) available. Please notify the agent in the initial stages of your enquiry if you would like to pursue this option.

Leasing Details

For buyers interested in purchasing this successful business, the owners are offering a secure lease agreement:

- > 7-year lease with 2 x 5-year options
- > Rent: \$85,000 per annum + GST + outgoings
- > Annual CPI increases apply

Included in the lease the property also comes with an upstairs 2-bedroom, 1-bathroom apartment suitable for owners/managers living quarters or simple office space.

Listed By

The Office
Phone: (07) 4622 1222

