



**BOLLON**  
18 Main Street

200 sqm

## Walk in Walk Out Freehold and Business for Sale

**\$205,000**

Unique opportunity to purchase this café and residence, reduced to sell quickly at \$205,000 this is not going to last long.

This spacious café and coffee shop is rich in Australian character and history. This going concern is an excellent opportunity to run your own café in the main street of friendly Bollon (a lovely town 680km west of Brisbane or an hour west of St George) in Balonne Shire, Outback Queensland.

It is a well-established freehold business that the current owner has been operating for 19 years, so it is an important part of the township with very loyal local customers and busy daily trade. The café also has a good flow through from travellers and tourists heading to nearby national parks including Thrushton National Park, the Burke and Wills Dig Tree and Cameron Corner, as well as to events such as Music in the Mulga, the Big Red Bash, Birdsville Races, Cunnamulla Fella Festival and Yellow Belly Music Festival.

The café is one of Bollon's oldest buildings and very well known as a tourist destination in its own right. The café is like a mini-Australian museum with its antiques, Australian and

Property ID	L21315710
Property Type	Retail
Building / Floor Area	200
Land Area	1298.0 sqm

### AGENT

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historical exhibits derived from the local wool industry (these items are negotiable). Indeed, Deb's Café has been featured on travel programs and in the print media and various music clips.

The business has a double Main Street frontage with the original verandah to the café and a number of opportunities for eating. Customers could eat in the large café with high ceilings and ceiling fans above rustic timber tables on old floorboards), or in the adjacent spacious dining area suitable for buses. They could also take their food out into the rear garden with outdoor tables and a fire pit. Alternatively, there is pleasant footpath dining at the front, or many like to take their take-away down to nearby tree-lined Wallam Creek with amazing birdlife.

This is a walk-in-walk-out business sale that includes a one-bedroom self-contained unit on a large block of land with potential to expand, so you can save on rent as you establish yourself.

The café also includes far more equipment than the typical café sale. This is partly because Deb's Café is the only café in Bollon, and partly because it handles other business for the township. Besides being a café and coffee shop, it is also a licensed dining premises (currently with all-day Breakfast, Lunch and Dinner); a takeaway shop; a grocery store (selling fruit and vegetables, meat and smallgoods); a sub-agent for newspapers and magazines; a laundromat; and a souvenir and gift shop. The café also provides catering for local events, bus tours and tourist groups.

The extensive plant and equipment includes:

- Café and residence fully air-conditioned and heated
- Solar power
- 1 x large (40 kva) backup generator that powers café and residence if there is a power outage
- Ceiling fans
- Surround sound throughout café and garden area
- 2 x cold-rooms
- 1 x ice display freezer holds 200 bags of ice
- 1 x cold display fridge
- Deep fryer/griller/stove/stainless steel benches
- Cutlery/plates/knives/ forks /etc.
- 1 x dishwasher
- 5 x freezers
- 1 x bain-marie

- 2 x fridges
- 1 x commercial coin operated dryer
- 1 x commercial coin operated washing machine
- Fridges/Freezers – Coke/Peters/Streets/ Maximus/ Dairy Farmers (these fridge/freezers belong to the companies listed so they fund the repairs and maintenance).
- Indoor and outdoor tables and chairs
- 2 x coffee machines
- 1 x rotisserie

This café also has all the clean and modern equipment needed for catering and expansion, as well as a heavy-duty generator to keep it all going through any power failures.

Please contact Raine & Horne Commercial today to answer any questions you may have.