



TURNKEY CAFE FOR SALE IN CANGGU

TURNKEY BUSINESS PURCHASE

You're not buying a lease — you're buying a fully operational cafe business

TURNKEY BUSINESS PRICE

\$51,000 USD Net

= 917,000,000 IDR

= \$74,000 AUD

FLAGSHIP BUSINESS PRICE

\$175,000 USD (Bottom Line)

/ Fully operational flagship cafe with 15 trained staff / Complete commercial kitchen + wholesale bakery / Fresh daily: croissants, breads, pastries, cakes / Homestay meal prep — additional B2B revenue / Walk-in cold storage - rare for Bali cafes, enables wholesale bakery scale / Rp 1.5 billion buildout - walk in and operate Day 1 / 2-year lease secured + extension negotiable

Context: An empty commercial space in Canggu currently leases for Rp 300-400M per year - with no equipment, no staff, no clientele, and no revenue. This sale includes a Rp 1.5B built-out, revenue-generating business with 3+ years of established operations and 15 trained staff.

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Price \$ 51K USD

Property Type Residential

Property ID 1520

Land Area 64 m2

Floor Area 90 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Seating

50 seats (32 chairs, 15 tables, bench seating)

Staff

15 full-time (cooks, baristas, front-of-house)

Monthly Revenue

Rp 210M-330M

Annual Revenue

Rp 2.52B-3.96B

Annual Lease

Rp 240M/year (10% annual increase)

Buildout

Rp 1.5 billion (~\$121,000 USD)

Negotiated Lease

Rp 240M/year (10% annual increase)

Market Rate (empty box)

Rp 300-400M/year

Landowner Asking

Rp 300M/year

Annual Savings

Rp 60-160M vs market rate

Premium Coffee Equipment:

- * 3-Phase 2-Group Bezzera Arcadia DE Italian Espresso Machine

- * DF64 Titanium Burr Coffee Grinder

- * Mazzer Super Jolly V Pro Coffee Grinder

Full Kitchen & Bar:

- * Complete functional kitchen with commercial exhaust

- * Slow juicing machines

- * Commercial blenders

- * Multiple refrigeration units and freezers

- * Complete flatware, silverware, and bar setup

Technology & Systems:

- * Gojek/Grab delivery bench setup (ready for partners)

- * Grab + GoFood LIVE, integrated with iSeller POS (tablets included)

- * Surround sound stereo + audio streaming tablet

- * 3-phase + big 16K PLN power upgrade (supports all equipment)

Monthly Operating Costs

WiFi - Global Extreme

= 3jt/year

~ 2.6jt/month

Electricity - 16K Power

450k/month

Trash Pickup

Prime Strategic Location

Located in the heart of Pererenan, surrounded by premium gyms and lifestyle venues — ideal for health-conscious customers and co-working clientele.

Nearby Gyms (within 1-minute motorbike):

- * Obsidian 2 - 60 meters (6,000+ members across the street)
- * Surya Gym - 140 meters
- * Lions MMA Bali, Rendezvous Fitness, Elite Fitness
- * Obsidian Hyrox, BYND Fitness

Other Nearby Venues:

- * Jungle Padel Pererenan - 350 meters
- * Festive Market - 180 meters
- * Soil Foods - 700 meters
- * Pantai Pererenan Beach - 3km
- * Canggu Hills Development - directly across the street

Includes:

/ Complete cafe business with all equipment v Furniture, kitchen, coffee machines, bar setup v 2-year lease (already secured)

/ Ready to operate from Day 1

LEASE EXTENSION OPTIONS

Pre-Negotiated Extension: 1-5 years available

Extension Rate (if arranged with sale):

175,000,000 IDR/year = \$11,300 USD/year = \$17,300 AUD/year

Important: Rate will likely increase if negotiated later

WHAT YOU'RE BUYING

This is a complete turnkey cafe business — not a simple lease takeover. You are purchasing a fully operational business with everything needed to open tomorrow, including all equipment, furniture, existing supplier relationships, and a 2-year secured lease.

Property Specifications

Property Size

Cafe Size

Seating Capacity

Seating Areas

Bathrooms

Parking

Climate Control

7 x 12 meters (90 sqm)

7 x 9 meters (63 sqm)

38 seats (23 chairs, 16 tables)

Indoor, outdoor, and rice field view bench

2 (large septic solution)

Up to 12 motorbikes

4 A/C units + ceiling fans, fully enclosed + patio

Complete Equipment Package Included

All equipment will be serviced before handoff (A/C, chillers, freezers, coffee machine, grinders, stoves, and ovens). Signage is 75% completed and can be customized with your branding.

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