

# Cabinet & Joinery Flat Pack Manufacturing Business for Sale Victoria

## Location



### Location highlights

Snell Road	635m
Maryknoll	655m
Recreation Reserve	
Maryknoll General Store	1.1km
Princes Freeway	2.7km
Nar Nar Goon Hotel	4.9km

"The property is in a small industrial precinct within the rustic rural/residential hamlet of Maryknoll, east of Pakenham. It is well-served by bitumen roads to the Princes Freeway. Surrounding properties comprise other Colorbond-clad industrial warehouses with generous yards and other rural residential properties."

## For Sale

Location: **VIC**  
Asking: **\$1,335,000**  
Type: **Manufacturing**

## Cabinet & Joinery Flat Pack manufacturers. Business and Freehold.

Huge opportunity to obtain the Freehold & Business with extensive - State of the Art equipment on Vendors terms !!!

Established for 22 years with a loyal clientele, that specialise in bespoke kitchen & joinery builds supplying architects, interior designers, high end builders and private clients alike.

Lifestyle Designs also supply pre-assembled cabinetry to Cabinet makers and builders, who INSTALL their own jobs.

Repeat clientele and 100% word of mouth comes from supplying a great product with great service. Currently 2 staff in the workshop than can produce a " Kitchen a day" to flatpack, using very efficient systems.

The workshop has a lot of equipment, including a 6 metre Flatbed CNC with Cabinet Vision Software capable of much more production.

This has huge further growth potential.

The Vendor will stay on to help the incoming purchaser with a smooth hand-over, in which terms can be negotiated.

The business is easy to run, and a very efficient business ready for a new Vendor to take this business to new levels.

Vendor finance requires the full amount for the business of \$150,000 plus Stock paid in full, and a 10% deposit on the freehold of \$110,000.

\$270,000 plus stock, and you are in !!

Equipment alone could cost up to \$500,000 to replace ! The value on buying this business is exceptional.

The balance of the freehold on Vendors terms. This is a great opportunity to secure the freehold for long term security.

The block is big enough at 3,333m<sup>2</sup>, and a house can also be built at the back of the property if you choose. STCA. !!

You will enjoy an onsite inspection to appreciate the set -up and the large size of the shed and land, and learn of the business model with the Vendor.

Quote BSV 0970 and call Michael NOW , on - 0400 645 133. Or submit an enquiry.

## Contact:

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