



For Sale

Location: **Melbourne**
Asking: **\$138,000**
Type: **Retail-Food Other**

With a 2 bedroom apartment.

Great location with lots of passing traffic. Huge surrounding residential area.

Very cheap rent for both the shop, and a 2 bedroom apartment of approx \$670 a week !!

You would pay \$900 rent around here, just for a house !!

This Milk Bar also sells many items a Convenience store or Supermarket would sell.

There is no limit or restrictions on what items you may supply to the public.

Also selling cigarettes, and do a great trade on Dry Cleaning.

No competition in this strip, or surrounding streets. Great parking on either side of the street.

Opportunity to put in a small but simple cafe, and sell coffee's and small cakes.

Hundreds of Tradesman drive past every day, so the opportunity is there to add a simple HOT FOOD takeaway service.

There is no-one in this small shopping strip or immediate area selling a coffee, or food !!

Put flags out the front and capture the huge traffic volume driving past, EVERY morning and night.

They may stop for a coffee, and leave with another \$30 in essentials the Milk Bar sells, that have a very high mark up in profit.

Its a Mini Supermarket that has loads of potential to improve and increase turnover.

Takings currently approx \$10,000 a week.

The shop is big in size, and crazy cheap rent.

Apartment is small and has 2 bedrooms, bathroom, kitchen, laundry and toilet.

Business Sales Victoria has an Exclusive Authority, so no walk-ins please.

The Vendor has asked for BSV to organise an inspection, so the main Vendor can attend the inspection.

This business WILL sell fast !!

Quote BSV 0973 and call Michael on 0400 645 133

OR submit an enquiry.

Contact:

Michael Keltie
0400 645 133

aubizbuysell.com.au/126554

Business Brokers Network
Australia
Broker Ref: 23465

