



## For Sale

Location: **NSW**  
Asking: **\$99,500 + SAV**  
Type: **Retail Other**

### Nestled in a popular coastal spot - \$99,500k + S.A.V.

Urunga is a friendly town located within the Mid North Coast region of New South Wales, in the Bellingen Shire. The town is 28 kilometres south of Coffs Harbour and Sawtell and north of Nambucca Heads. At the 2021 census, Urunga had a population of 3,185. Urunga is famous for its surfing spots and fishing grounds and boasts an almost one-kilometre-long Boardwalk, attracting many tourists.

The newsagency is in a central position with an impressive canopy leading into the store.

Home deliveries ceased early March 2025 to focus on developing the retail and the wants and needs of the townsfolk. The store presentation including the Lotteries New Generation One Retail Image offers the best facility of product display as well as Service representation.

Upon entry to the store, its overall appeal is instant as it is divided into sections over a large area giving that feeling that more is there, so keep looking.

The Cards and Gifts complement each other thus creating excellent sales and Gross Profit. Toys for the "kids" are visible and do well, however improvement would be borne by focussing on age groups. Much more could be achieved here from such a great base.

The nett commission earned from the Lott sales brings in twice the amount of the income to cover the rent (occupancy costs) leaving the rest of the large store area to share "new" and innovative products to purchase.

Two owners, each working part-time, could have a great time building this community business into an enjoyment place to be each day. An introduction of Coffee, early morning or better still late afternoon, may well be the "place to be" for those to meet locally.

Enquiries welcome for discussion and the forwarding of a Business Profile.

Connect with us now - Graeme 0407 206 016 or Jacqueline 0421 890 777.

Take this first step towards a rewarding business venture. Think of this business, maybe, as your very best opportunity in owning a very special business with great surroundings promising the best for the future in a delightful area.

### Contact:

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