



VIC



## General Store/Cafe \$546K+ Revenue Business for Sale SV1554

### KEY FINANCIAL METRICS:

- Weekly takings: \$10,500
- Annual turnover: \$546,000+
- Rent: Under \$1,000/week (excellent cost ratio)
- Lease security: Recently renewed May 2025, current to May 2030
- Future security: 5-year option available (prospective purchaser to liaise with landlord)
- Operating model: Owner-operated with minimal wage costs

### COMPREHENSIVE BUSINESS PACKAGE:

- Dual revenue streams: General store retail + established cafe operations
- Liquor license opportunity: Pre-approved by landlord for packaged liquor license application
- Complete cafe setup: 2-group espresso machine, grinder, and full deli display & bain marie for hot food
- Retail refrigeration: Multiple retail fridges for essentials (milk, bread, eggs, bacon, butter, deli items)
- Premium cool room: Large walk-in facility with 4 single-door access points for beverages, extensive shelving, and ample space for refrigerated packaged alcohol display (Subject to obtaining Liquor License)
- Established customer base: 100-year heritage operation with loyal daily customers plus growing tourism trade

Price	\$230,000
Property Type	Business
Property ID	527

### Agent Details

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### Office Details

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- Prime location: Mornington Peninsula wine country, 45 minutes from Melbourne
- Comprehensive handover: Full training and operational support included

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#### SIGNIFICANT GROWTH OPPORTUNITIES:

- Extended trading: Currently 6-day operation with strong Sunday potential
- Food service expansion: Minimal local takeaway competition presents excellent market capture opportunity
- Evening trade development: Existing kitchen facilities support expanded food offerings
- Tourism market growth: 30-40% seasonal upside potential
- Liquor license implementation: Landlord-supported application process with dedicated refrigerated display space already available

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#### VENDOR TESTIMONIAL:

*"This genuine interstate relocation creates a rare opportunity. This business has been our life, and the new owners will absolutely love both the solid income and incredible lifestyle. Our customer base is amazing – they make us laugh daily and become genuine friends. This is the perfect opportunity for a couple to expand the business even further. Honestly, this isn't work it's pure enjoyment."*

Trial period available for qualified purchasers to verify performance.

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