



VIC



## Mornington Peninsula General Store/Cafe \$546K+ Revenue Business SV1554

Looking for the perfect escape from Melbourne's hustle? Here's your chance to own a thriving general store and cafe in one of Victoria's most stunning wine regions - the picturesque Mornington Peninsula.

### ESCAPE THE CITY, EMBRACE THE LIFESTYLE:

Trade the congested streets and relentless pace of Melbourne for a serene, scenic lifestyle just 45 minutes away. This is more than a business opportunity - it's a complete lifestyle change where work feels like living your best life. Perfect for entrepreneurs ready to swap traffic jams for vineyard views and tourist crowds for genuine community connections.

### THE BUSINESS:

A cherished local institution combining general store retail with a bustling cafe. This dual-income operation brings in over **\$546,000 annually** from a devoted customer base that treats you like family, not just another transaction.

### WHAT MAKES THIS SPECIAL:

- **Affordable overheads:** Rent under \$1,000 per week in this premium location
- **Long-term security:** Fresh 5-year lease (May 2025-2030) with another 5-year option
- **Lean operation:** Owner-run model keeps staffing costs minimal

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

### Agent Details

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- **Complete setup:** Professional 2-group espresso machine, full deli counter with hot food capabilities, multiple commercial fridges, and an impressive walk-in cool room with 4 doors
- **Liquor license ready:** Landlord has provisionally approved adding a packaged liquor license - the cool room is already configured for stock (Subject to [Victorian Commission for Gambling and Liquor Regulation \(VCGLR\)](#))
- **Established reputation:** Years of loyal regulars plus growing tourist trade from wine country visitors

#### **LIFESTYLE ENTREPRENEURS - THIS IS YOUR OPPORTUNITY:**

Imagine starting your day serving cappuccinos to friendly locals who know your name, not fighting peak-hour traffic. Spend your afternoons in a region celebrated for its wineries, coastal walks, and relaxed peninsula lifestyle. This is where work-life balance isn't just a buzzword - it's your daily reality.

#### **READY FOR YOUR VISION:**

Currently trading 6 days (strong Sunday potential exists), this business has significant room for growth:

- Expand food offerings in an area with limited takeaway competition
- Add evening service - the kitchen can handle it
- Capture the 30-40% tourist surge during peak seasons
- Activate that liquor license to complement the wine region location

#### **FROM THE CURRENT OWNERS:**

*"Our interstate relocation creates this rare opportunity. This business has been our life, and we've absolutely loved every moment - both the solid income and the incredible lifestyle. Our customers are phenomenal; they make us laugh daily and become genuine friends. This is perfect for a couple wanting to grow the business even further. Honestly, this isn't work; it's pure enjoyment."*

Full training and handover support included. Trial period available for serious buyers.

**Make your dreams a reality - own a profitable business in paradise.**

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