



Wantirna



Prime Hospital Area Kebab Business For Sale SV1559

Exceptional Returns on Secure Lease in High-Growth Development Zone

OCCUPANCY ADVANTAGE

- Rent: \$612 per week + GST
- Occupancy Cost: 11.7% of revenue (industry standard: 20-25%)
- Lease: 6 years remaining + 3+3 year options

STRATEGIC LOCATION - WANTIRNA

- Major hospital redevelopment underway bringing 1,000+ additional daily customers
- Multiple apartment developments under construction within 500m
- High-visibility corner position with ample customer parking
- Established commercial hub with strong weekday lunch traffic

PROPRIETARY EQUIPMENT CREATING COMPETITIVE EDGE

- Custom touchless skewer machine - only one in Australia
- Creates production efficiency impossible to replicate
- Significant barrier to entry for competitors

Price	\$140,000
Property Type	Business
Property ID	530

Agent Details

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Office Details

Victorian Brokers
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FIVE REVENUE STREAMS

- Walk-in retail customers
- Online delivery platforms (Uber Eats, DoorDash)
- Direct website ordering
- Corporate and event catering
- Dine-in service

DOCUMENTED GROWTH OPPORTUNITIES - \$180,000 ADDITIONAL ANNUAL REVENUE (All Approximately)

Current owner operates limited hours with significant expansion capacity:

- Sunday Trading: Currently closed while hospital operates 7 days - \$42,000 annually
- Breakfast Service: 1,000+ hospital workers during shift changes (6am-9am) - \$48,000 annually
- Extended Hours: Friday/Saturday to midnight - \$30,000 annually
- Corporate Catering: Minimal current marketing, established capacity - \$60,000 annually

TURNKEY OPERATION - IMMEDIATE CASH FLOW

- All equipment owned outright and included in sale
- Established supplier relationships and pricing
- Proven operating systems and procedures
- Comprehensive training provided
- Loyal customer base with strong repeat business

LEASE DETAILS

- Current Term: 6 years remaining
- Options: 3 + 3 years
- Annual Rent: \$31,824 + GST
- Outgoings: Included in gross rental

WHY THIS BUSINESS STANDS OUT

- Sub-12% occupancy costs locked for 6 years in appreciating market
- Proprietary equipment creating sustainable competitive advantage
- First-mover advantage in hospital expansion zone
- Rental costs secured below future market rates

FINANCIAL PERFORMANCE

Annual Profit: \$125,000+ (including additional sales) owner operated

MARKET CONTEXT

- Hospital expansion: Multi-million dollar redevelopment in progress

- Residential development: Multiple approved projects under construction
- Population growth: Significant increase projected 2025-2030
- Retail rental trends: Upward pressure due to development activity

SUITABLE FOR

- Experienced hospitality operators seeking superior returns
- Owner-operators wanting equity-building opportunity
- Operators seeking location-driven competitive advantage

DUE DILIGENCE AVAILABLE TO QUALIFIED PURCHASERS

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