

Under contract



Mornington



Insulation Business for Sale - Gippsland Region AF1575

Competition-Free Freehold Installation Business for Sale for \$2,699,000

Price \$2,699,000 + SAV
Property Type Business
Property ID 548

Rare Opportunity – Long-Established & Highly Profitable

An exceptional opportunity to acquire a competition-free, freehold installation business operating in a tightly protected market with no direct local competitors. This well-established operation enjoys consistent demand, strong margins, and a reputation built over many years.

Agent Details

Ali Firashta - 0424 985 985

In addition to operating profits, the business benefits from a dual-income structure, with approximately (1/4) of the warehouse currently sub-leased to a third-party tenant, generating \$24,000 per annum in rental income and enhancing overall cash flow stability.

Office Details

Victorian Brokers
1147 Glen Huntly Rd Glen Huntly
VIC 3163 Australia
03 9918 6739

Key Highlights

- Exclusive Territory – No Competition
Operates in a protected market with no direct competitors, ensuring stable revenue and long-term security.
- Freehold Property Included
Includes ownership of the freehold premises, providing asset security, rental flexibility, and long-term capital growth.
- Dual Income Opportunity
Revenue generated from the core installation business plus \$24,000



p.a. in rental income from a partially sub-leased warehouse, improving overall yield and reducing reliance on a single income source.

- **Proven Installation Business Model**
Specialising in installation services with repeat customers, strong referral networks, and ongoing demand.
- **Consistent Revenue & Strong Cash Flow**
Reliable turnover supported by repeat work, trade relationships, contracted or recurring clients, together with supplementary rental income.
- **Turn-Key Operation**
Fully systemised with established processes, trained staff (if applicable), supplier agreements, and operational infrastructure in place.
- **Scalable Growth Potential**
Significant upside through geographic expansion, additional services, increased marketing, or owner-operator involvement.
- **Ideal for Owner-Operator or Strategic Buyer**
Well suited to a hands-on operator, investor, or trade buyer seeking a low-risk expansion opportunity.

Included in the Sale

- Freehold commercial property
- Approximately 1/4 of warehouse sub-leased, generating \$24,000 per annum
- Established business name and goodwill
- Plant, equipment, tools, and systems
- Client database and supplier relationships
- Smooth handover and transition support from the vendor

Please contact **Ali Firashta** on **0424 985 985** to get more information about this opportunity

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.