

Urgent Sale - IGA Xpress Franchise for Sale AF1599

Price	POA
Property Type	Business
Property ID	573

Urgent Sale:
IGA Xpress –Your Local Grocer!

Prime Western Suburbs Opportunity POA

High-Exposure Convenience Store in Affluent Residential Catchment

An outstanding opportunity to acquire a well-positioned IGA Xpress supermarket located in one of Melbourne's affluent western suburbs, directly opposite a busy tram stop with strong daily foot traffic and excellent local visibility.

This compact and easy-to-operate business is ideal for owner-operators, family businesses, or investors seeking an established supermarket opportunity with consistent turnover and long lease security.

Business Highlights

- Approx. $95,000 - $100,000 per month turnover
- Rent approx. $11,000 per month
- Prime position in front of tram stops
- Affluent and densely populated residential catchment
- Strong repeat local customer base
- Excellent exposure with steady passing traffic
- Easy-to-manage store format
- Secure lease in place
- Well suited to family operation or hands-on owner
- Potential to further grow via expanded product range, delivery services, and extended trading hours

Location Benefits

Strategically positioned within a thriving western suburbs precinct surrounded by:

Agent Details

Ali Firashta - 0424 985 985

Office Details

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

- Established residential housing
- Apartment developments
- Public transport connectivity
- Schools and community facilities
- Strong local demographics with ongoing growth

Ideal For

- Experienced supermarket operators
- Family-run businesses
- First-time business buyers
- Investors seeking a retail convenience asset

For further information and a confidential discussion, please contact: **Ali Firashta** on 0424 985 985

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