



Oakleigh



30+ Year Oakleigh Alterations/Menswear Business For Sale SV1615

A rare opportunity to acquire a long-established clothing alterations and menswear retail business in one of Melbourne's most vibrant suburban retail strips.

Trading for over 30 years from the same prime location on Oakleigh's iconic Eaton Mall, this business has built an exceptionally loyal customer base and a strong reputation for quality workmanship.

The current owners are retiring after three decades of successful operation.

Alterations services now account for approximately 65 to 70 per cent of revenue and are the primary income driver, carrying very high margins with minimal cost of goods sold. Menswear retail, including suits, shirts, and casual wear, accounts for the remaining 30 to 35 per cent.

The business is ideally suited to a skilled tailor, seamstress, or alteration professional who is currently working from home or looking to expand into an established retail premises with a ready-made customer base.

No employees required.

Price	\$120,000
Property Type	Business
Property ID	589

Agent Details

Vito Shtohrin - 0405 575 777
Serge Tsundra - 0434 450 784

Office Details

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



KEY FEATURES:

- Over 30 years of continuous operation at the same location
- Prime Eaton Mall position, high foot traffic, adjacent to national retailer
- Loyal, repeat customer base built over three decades
- Alteration services represent 65-70% of revenue (high margin, low COGS)
- Consistent annual revenue of approximately \$200,000+
- Owner-operator model, no staff required
- All industrial-grade equipment included in sale
- Six-day trading, Monday to Saturday
- Rear car parking for up to four vehicles
- Lease with further option available (~5 years remaining)
- Significant growth potential through online marketing and social media
- Strong Google reviews driving increased walk-in trade
- Vendor willing to provide training and transition support
- Retiring owner, genuine sale

This business will not last long. Ideal for an experienced alterations professional seeking a turnkey operation with proven cash flow and a loyal community following.

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