

IGA 2 x Supermarket for Sale Elphistine VIC



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National
BUSINESS SALES & VALUATIONS

For Sale

Location: **VIC**
Asking: **\$3,600,000**
Type: **Retail-Food Dairies/Superettes**

Two Long Standing Profitable IGA Supermarket for Sale in Victoria | Buy Any

Business for sale in Victoria - Supermarket for sale in Regional Victoria - IGA for sale in Regional Victoria

Supermarkets located in a regional town can be very rewarding. Very rare opportunity to own two long-standing, highly profitable and established IGAs in two great Northwestern regional towns yet within 130KMs of Melbourne CBD. Best in both Towns! Both are located within 30 minutes of drive from each other providing ease of management and staff movement.

****BUY ONE OR BOTH****

1. IGA 1

- *Weekly Gross Takings ~\$210K-220K
- *Weekly Appx Rent ~\$3,174 ex, only 2% annual increase
- *Rent below 2% of the takings
- *Long secured lease ~ 25 years
- *GP 22-23%
- *Fully staffed, 40 staff incl 5-6-line managers
- *Shop has liquor, deli, grocery, produce
- *Owner had it for 8 years, shop over 30 years old
- *Shop size appx 700 sqm
- *Excellent profits
- *Suits experienced operators or investors alike
- *Prospective buyers will be vetted
- *Price: \$2,200,000 + SAV

2. IGA 2

- *Weekly Gross Takings ~\$150K,
- *Weekly Appx Rent ~\$4,619 ex, only 2% annual increase
- *Rent ~appx 3% of the takings
- *Under semi management owner works part time. Full time owner operators will do well.
- *GP 23%
- *Long secured lease ~ 30 years
- *Fully staffed, 30 staff incl 4-line managers
- *Shop has liquor, deli, grocery, produce
- *Owner had it for 4 years, shop over 30 years old
- *Shop size appx 1200 sqm
- *Excellent profits
- *Suits experienced operators or investors alike
- *Prospective buyers will be vetted
- *Price: \$1,400,000 + SAV

Contact:

Sam Razzak
0423 610 444

aubizbuysell.com.au/122794

Business Brokers Network
Australia
Broker Ref: 1049



NOTE: Discounts available for purchasers that are seeking to purchase both businesses.

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

Please contact Sam on 0423 610 444 to complete confidentiality agreement and receive more information.

Disclaimer

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