



For Sale

Location: **Melbourne**
Asking: **\$165,000 + SAV**
Type: **Retail-Food Liquor**

Prime Kew Location | Priced to Sell

An excellent opportunity to acquire a profitable and well-established bottle shop in the highly desirable suburb of Kew, ideally positioned on a busy main road with high visibility and consistent foot traffic.

This business enjoys weekly takings of approximately \$13,000 and delivers healthy gross margins in the range of 30-35%, making it a strong performer in the retail liquor space. Operating under a secure 10+5+5+5+5-year lease (commenced in 2019) and paying low rent of just \$850 per week, the setup offers excellent value and long-term stability.

The store is fully equipped, including a walk-in cool room, and is ready for a smooth transition to new ownership. Everything is in place for an owner-operator or investor to step in and continue trading from day one.

Key Features

Prime Kew location on a high-traffic main road

Weekly takings of approx. \$13,000

Gross margins of 30-35%

Secure 10+5+5+5+5-year lease (commenced 2019)

Low rent only \$850 per week

Fully equipped with a walk-in cool room

Excellent growth potential

Priced to sell quickly

This is a rare opportunity to own a solid, well-located business in a premium Melbourne suburb. Contact us today for further details or to arrange a confidential inspection.

Contact:

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Disclaimer:

Please note that some details about the business for sale are confidential. Disclosure of such information is subject to the completion of a Confidentiality Agreement and at the discretion of the broker.

Images are for advertising purposes only and may not reflect the actual business. The displayed suburb may differ from the actual location.