



For Sale

Location: **Melbourne**
Asking: **\$110,000**
Type: **Retail-Food Takeaways**

Large Premises with Flexibility & Growth Potential

This is a fantastic opportunity to acquire a well-established kebab shop situated in a busy and fast-growing area near Broadmeadows. The business operates from a large and versatile premises, currently trading as a kebab shop, but with ample space and facilities to introduce pizza or other takeaway/restaurant offerings alongside the existing concept.

The premises come with a long and secure 3+3+3+3 lease that commenced in 2023, giving you peace of mind and long-term stability. Rent is exceptionally low at just \$507.69 per week, an incredible value for a site of this size and location.

The shop is fully equipped with a full commercial kitchen, including a walk-in coolroom, making it ready for immediate operation without any further investment. Currently trading 6 days a week, the business is showing steady growth with weekly takings of approximately \$6,500 and climbing, offering a great upside for a motivated owner-operator.

This is a turnkey opportunity for a family or experienced operator to take over and continue growing a popular local business, with the added benefit of flexible use of the premises whether you continue with kebabs or expand the menu to include pizza or other offerings.

Key Highlights:

Prime location near Broadmeadows

Large premises kebab shop with potential to add pizza or other food concepts

Ultra-low rent: \$507.69 per week

Long 3+3+3+3 lease starting from 2023

Full commercial kitchen + walk-in coolroom

Takings of \$6,500 per week and growing

Trading 6 days per week

Please note: The business name is not included in the sale.

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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.

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