



## For Sale

Location: **Melbourne**  
Asking: **\$80,000**  
Type: **Retail-Food Dairies/Superettes**

### Urgent Sale: Authentic Asian / Indian Grocery Store

(This business is under offer)

This is a rare chance to own a well-established Asian/Indian grocery store near Prahran, one of Melbourne's most densely populated and vibrant suburbs. For 16 years, this business has built an outstanding reputation within the local community, and now, due to a special personal reason, the owner must sell.

#### Why You Can't Miss This:

- Weekly takings between \$10,000 and \$12,000 records fully verifiable
- Flexible product range: Fully stocked with all types of Asian foods, with the option to convert to a dedicated Indian grocery store
- Prime location: Adjacent to a famous local market, ensuring high foot traffic
- Secure lease: New 3 x 3 x 3 lease with annual rent \$70,000 + GST (\$1,346 + GST per week)
- Fully equipped: Walk-in cool room, fridges, full kitchen, and professional-grade facilities
- Residential bonus: Two-bedroom upstairs living area included

#### Key Details:

Stock valued between \$50,000 and \$80,000 (included in sale price)

Option to purchase without stock for \$40,000 less

Business currently trading 5 days a week due to health, with huge potential to expand.

#### Time Is Running Out!

This exclusive opportunity will close on July 15th no extensions. Serious buyers must act now to secure this thriving business and its prime location.

Don't let this rare chance slip away!

Contact Roger today on 0404 034 777 to arrange an inspection and make your offer.

Roger Zhao  
Specialist Business Broker  
Galaxy Business Agency

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### Contact:

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