



For Sale

Location: **VIC**
Asking: **\$98,000**
Type: **Retail-Food Dairies/Superettes**

Take Away and a 2 bedroom apartment.

Prime location on a very busy Main road with hundreds of cars passing daily.

This retro style takeaway/dine in business with attached residence is located in Rosebud, on the main road leading to the rest of the beautiful Mornington Peninsula.

It is a very short walk to the main beach for new vendors to take advantage of, for a swim or a walk on the beach.

Great size shop with seating inside for 20 people with a large plasma TV and customer bathroom facilities.

A footpath permit for outdoor seating could be applied for.

The shop has a commercial two point coffee machine, large 3 gas burner hot plate, 3 deep fryers, pie warmer and 4 bay bain-marie along with a salad bar with two door refrigeration underneath and plenty of working space.

There is a large store room and huge cool room containing four doors at the front for cold drink access by customers.

This business has a wide variety of takeaway food and caters for many tradesmen, truckies and passerbys and is located across the road from a large Secondary High School.

It is easily managed by two people.

Vendor opens at 8am, and huge opportunity to open at 6am and take advantage of the hundreds of tradies that pass this shop every morning !

Rating on UBER EATS is one of the highest in Victoria at 4.9

Also a huge opportunity to add VAPE and CIGARETTES - as the Vendor does not sell this product at all.

The attached residence has 2 huge bedrooms, modern kitchen, a lovely sun filled sitting room and a huge back yard.

With only a short walk to the beach, this location is a wonderful place to work and live with parks, daycare, primary and secondary schools and beaches close by.

Cheap rent for business and a residence of \$740 a week including ALL outgoings, good lease and only yearly CPI increases.

This prime location has huge growth potential and longer hours makes this business well suited for bigger growth.

Vendor prefers inspections to be pre-organised and only for serious buyers. Please do not approach

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