



## For Sale

Location: **VIC**  
Asking: **\$475,000 + SAV**  
Type: **Retail Other / Construction**

### Bricks Tiles Pavers Retail

Established and operated by the same family in the regional West Gippsland City of Warragul for the past 60 years

Trading Income from the Sale of Bricks, Tiles and Outdoor Pavers to both the Residential and Commercial Sectors throughout the Gippsland region

Exclusive Distributor for Leading Masonry Manufacturers

Group Affiliation

Family Operated Business

#### BUSINESS PREMISES

State of the art premises with Eight ( 8 ) concreted car parks, range of office suites, boardroom /reception and foyer showcasing a huge range of Bricks, Pavers and Tiles with an adjoining operational building that includes roller door access and pallet packing

Long Term Lease Available

Adjoining land premises of 1500 Square Metres essential for the presentation and operation of the business being used for product display, vehicle storage, product holding and importantly, providing ease of access for loading and delivery purposes

Long Term Lease on favourable terms from Vendor

#### OPPORTUNITY SUMMARY

### Contact:

Chris Keeshan  
0407 407 050 or [1300 150 094](tel:1300150094)  
[aubizbuysell.com.au/130307](http://aubizbuysell.com.au/130307)

Business Brokers Network  
Australia  
Broker Ref: 24824



Annual Trading Revenue Exceeding \$2M

High Gross Margin providing an impressive EBITDA

60 Year reputation for business and operational excellence

Impressive Main Road Presentation

Long Term Trade and Residential Customer Retention

Secure Supplier Base

Secure Cartage and Delivery Options

Outer Melbourne Growth Corridor

Organic growth assured to a buyer from continuation of regional growth, premises location and setup, reputable and recognized Trading Name, enviable business reputation with opportunity to develop new distribution channels

#### SUMMARY

First time on the market for this business in 60 years provides an opportunity for a buyer/family experienced in the building or construction industry to capitalize on the reputation and operational aspects of this exceptional business and secure a gilt edged future in this growing outer Melbourne region.

Vendor is genuinely retiring and will consider realistic offers and assist buyer with all operational aspects to ensure a seamless transition.

Do not miss the opportunity if you are considering transition to a secure high income building related industry.

Financial and Disclosure Material will only be provided to qualified buyers.

To enquire on this Outstanding Opportunity please direct your enquiry to Select Business Brokers ref Chris Keeshan as detailed.