



## For Sale

Location: **Brisbane**  
Asking: **\$199,000**  
**\$199,000 + SAV**  
Type: **Retail-Food Dairies/Superettes**

### Turnkey Prime Convenience Store | Brisbane North | \$100k SDE | Long Lease

Seize a fantastic opportunity to own a well-established, independent convenience store in a prime Brisbane North location. This is a perfect, low-hassle business for a couple or family seeking a great lifestyle with strong, reliable returns. The motivated seller is ready for a quick sale, making the price negotiable for the right buyer.

#### Key Business Highlights:

- \* **Strong Financials:** Enjoy a healthy Seller's Discretionary Earnings (SDE) of approximately \$100,000. The business generates consistent weekly sales of \$14,000 - \$15,000.
- \* **Long & Affordable Lease:** Security and low overheads are guaranteed with a cheap rent and a long-term lease secured until 2030, plus a 5-year option to renew.
- \* **Simple & Profitable Operation:** The business model is streamlined and easy to manage. It sells high-margin products like tobacco and does NOT require the complexity of handling fresh produce, cooked food, or food preparation.
- \* **Established Trading Pattern:** A loyal customer base supports 7-day-a-week trading from 6:30 AM to 9:00 PM (not 24 hours), offering an excellent work-life balance.
- \* **Turnkey Setup:** The business is ready to go! The sale includes a trained team of 2 working owners plus 3 casual staff, ensuring a smooth transition for new owners.
- \* **Excellent Accessibility:** The location boasts easy customer parking, enhancing its appeal and convenience for shoppers.
- \* **Ideal For:** This is a perfect setup for a couple or a family looking to run a business together. Its straightforward operations and strong existing framework make it an ideal first business venture or a rewarding investment for experienced operators.

This represents an outstanding value proposition. For a confidential discussion, detailed financials, and to arrange an inspection, please contact us now. Don't let this rare opportunity slip away!

Business Broker: David Zhang

### Contact:

David Zhang  
+61 407 468 414 or +61 7  
3831 2300

[aubizbuysell.com.au/131144](http://aubizbuysell.com.au/131144)

LINK Business Brisbane  
Broker Ref: BR01929

David Zhang

