

# Adult Entertainment Business for Sale Melbourne



BUSINESS SPECIALIST  
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## For Sale

Location: **Melbourne**  
Asking: **\$850,000**  
Type: **Tourism/Leisure**

### Highly Profitable Adult Entertainment Business Prime South East Melbourne

A rare opportunity to acquire a high-performing and well-established adult entertainment venue located in the heart of South East Melbourne. This business delivers strong annual turnover, operates fully under management, and offers excellent future growth potential.

#### Key Financial & Operational Details

- \* Turnover approx. \$1.7M per annum
- \* Rent approx. \$160,000 per annum (incl. GST)
- \* Prime South East Melbourne location
- \* Fully under management with structured staff and systems

ASK - \$850000

#### Business Highlights

- \* Well-established venue with strong, loyal, and growing clientele
- \* Six fully renovated private rooms, including spa facilities
- \* Approved plan and physical space available to add two additional rooms
- \* Recently fully renovated, meaning no immediate capital expenditure
- \* Operates successfully under management, ideal for passive investors
- \* High margins, particularly through EFTPOS transactions
- \* Purpose-built bar area, opportunity to apply for a liquor licence
- \* Strong brand presence and reputation
- \* Smooth transition supported by existing systems and trained staff

#### Growth Opportunities

- \* Increase capacity by adding two additional rooms
- \* Introduce liquor licence to significantly increase revenue per customer

### Contact:

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[aubizbuysell.com.au/131250](http://aubizbuysell.com.au/131250)

Business Brokers Network  
Australia  
Broker Ref: 25246



- \* Extend trading hours and enhance premium service offerings
- \* Strengthen digital marketing and introduce VIP membership programs

#### Ideal Buyer

- \* Experienced hospitality or adult entertainment operator
- \* Investor seeking high cash-flow business under management
- \* Owner-operator looking to acquire or scale a flagship venue

This is a high-return acquisition opportunity with immediate earning capacity and clear upside growth.

Important Information Vaibhav Grover - Business Advisor and Broker Agent's Representative acting for Greenfields Real Estate, Lic No. 091937L.

All financial information is provided by the vendor. Buyers must complete their own due diligence.  
Agents accept no liability for accuracy of figures or any outcomes arising from the information supplied.  
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