

Profitable Bottle Shop for Sale South East Melbourne



For Sale

Location: **Melbourne**
Asking: **\$495,000**
Type: **Retail-Food Liquor**

Profitable Bottle Shop for Sale Melbourne South Eastern Suburbs | Fully Under Management

An excellent opportunity to acquire a well-established bottle shop in Melbourne's South Eastern suburbs. This business operates under full management, allowing the owner to remain hands-off while benefiting from consistent sales and stable returns.

The store enjoys strong weekly turnover and a loyal customer base, supported by a simple operating model and reliable staff structure. With additional rental income from an on-site laundromat sublease, the business offers diversified revenue and attractive overall profitability.

Business Overview

This bottle shop generates approximately \$1.5 million in annual sales with an average weekly turnover of around \$25,000. The business maintains a gross profit margin of approximately 24.8 percent and produces consistent income through both retail sales and additional sublease revenue.

Financial Snapshot

Average Weekly Sales: \$28,000

Annual Sales: Approx. \$1.5 million

Gross Profit Margin: 24.8%

Gross Profit: \$373,984

Additional Income from Laundromat Sublease: \$57,552 per year

Total Income: \$431,536

Annual Operating Expenses

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Business Brokers Network
Australia
Broker Ref: 25622



Rent: \$158,069

Wages: \$83,200

Electricity: \$9,600

Insurance: \$2,800

Phone and Internet: \$960

Maintenance and Miscellaneous: \$3,000

Total Expenses: \$257,629

Estimated Net Operating Profit: Approximately \$173,907 per year

Key Features

- * Fully managed operation with owner not required in the store
- * Strong annual turnover of approximately \$1.5 million
- * Additional stable income from laundromat sublease
- * Established customer base and steady local demand
- * Straightforward operations suitable for investors or owner operators

Asking Price

\$495,000 plus stock (approx. \$100,000)

This is an attractive opportunity for buyers seeking a stable retail business with strong cash flow and minimal owner involvement.

Figures provided by vendor. Buyers should complete their own due diligence. Enquire now at teamvaibhav@greenfieldsre.com.au with Subject: 'Sheesha Lounge & Bar' for full details. 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. Pictures are for Reference Purpose Only