



For Sale

Location: **Melbourne**
Asking: **\$2,950,000**
Type: **Tourism/Leisure**

High Profit Under Management Playcentre for Sale | One of Victoria's Largest | Melbourne Inner West

A rare opportunity to acquire a large-scale, high-performing playcentre in Melbourne's Inner Western Suburbs. Spanning approximately 3,000 sqm, this business operates under management and delivers strong, consistent revenue through multiple income streams including general entry, parties, and premium attractions.

Business Overview

This is one of the largest playcentre footprints in Victoria, offering a fully established operation with systems, staff, and infrastructure already in place. The business is ideal for investors or operators seeking a high-revenue, scalable entertainment venue.

Financial Highlights

- * Weekly Takings: Approx. \$60,000
- * EBITDA: \$600,000+ per year

Lease & Operating Structure

- * Lease: 12 years (commenced April 2023)
- * Rent: \$51,718 per month (incl. GST)
- * Utilities: Approx. \$4,500 per month
- * Cost of Goods: 15% of turnover
- * Salaries: 2025% of turnover
- * Royalties: 10%
- * Marketing: 2%
- * Team: 56 staff
- * Fully under management

Contact:

Vaibhav Grover
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aubizbuysell.com.au/132276

Business Brokers Network
Australia
Broker Ref: 25651



Key Features

- * One of the largest playcentre facilities in the state
- * Only centre in Australia offering E-Karts
- * 9 dedicated party rooms plus 4 self-catered party areas
- * Strong recurring revenue from parties and events
- * 225 sqm warehouse storage
- * 200 sqm mezzanine with offices and staff areas
- * High-capacity venue suited for large group bookings

Trading Hours

- * Monday to Thursday: 9:30am 7:00pm
- * Friday: 9:30am 9:00pm
- * Saturday: 9:00am 9:00pm
- * Sunday: 9:00am 7:00pm

Asking Price

\$2.95 Million

This is a rare opportunity to secure a high-revenue, fully managed entertainment business with long lease security and strong growth potential.

Sale Method:

Expressions of Interest Invited

Serious buyers only.

Important Information Vaibhav Grover - 0470133725

Business Advisor and Broker Agent's Representative acting for Greenfields Real Estate, Lic No. 091937L.

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