



## For Sale

Location: **Sydney**  
Asking: **\$280,000**  
Type: **Tourism/Leisure**

### Karaoke business in the Hills District Limited competition and over \$900K worth of fit-out

An exceptional opportunity to acquire a pristine karaoke business built completely from scratch in 2024. Designed with premium acoustics and operational efficiency in mind, this fully licensed venue is an easy-to-manage turnkey operation ready for a new owner to step in and generate immediate revenue.

#### Key Features & Highlights:

- \* Brand New Fit-Out (2024): Immaculate, modern design spanning two spacious floors. Fit-out cost were over \$900K, no further capital expenditure required.
- \* 9 Private Soundproof Rooms: Fully compliant, high-quality soundproofing. Room sizes are highly versatile, with small room accommodating intimate groups of 5-6 and large room up to large parties of 20+ guests.
- \* Fully Licensed & Equipped: Holds a full liquor license. Features a dedicated small kitchen complete with a grease trap, perfect for expanding the food and beverage menu.
- \* Prime Trading Hours: Permitted to operate 7 days until midnight.
- \* State-of-the-Art Entertainment: High-end karaoke systems currently featuring extensive English and Chinese song libraries, with the software easily adaptable to add additional languages to suit your target demographic.
- \* Exceptional Parking: Highly convenient location with plenty of accessible council parking right at your doorstep.
- \* Low Overhead & Easy Management: This business model boasts incredibly low labor costs and a streamlined operational workflow. It requires only one staff member to operate during weekdays and just two staff members during peak weekend shifts (e.g., Saturdays). Perfect for an owner-operator or an investor looking for a low-maintenance, high-margin business.

To find out more on the business, please contact Canaan on the enquiry button or contact on [canaanl@ubba.com.au](mailto:canaanl@ubba.com.au)

### Contact:

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