

Adult Lifestyle Business for Sale Melbourne

NEW LISTING
ADULT LIFESTYLE BUSINESS & FREEHOLD

**20 YEARS ESTABLISHED
MELBOURNE'S SOUTH EAST**

- Business Asking Price: \$240,000
- Freehold Asking Price: \$2.2 Million
- 26 Years Trading History
- Eight Private Rooms
- Onsite Customer Parking
- Four Managers in Place
- Owner Works Limited Hours
- Loyal Repeat Clientele
- Strong Reputation & Proven Profitability
- Significant Future Growth Potential
- Flexible Commercial Freehold Asset

**CONFIDENTIAL SALE
STRICTLY BY APPOINTMENT ONLY**

26 YEARS ESTABLISHED

PRIVATE ROOMS

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TRIDENT
BUSINESS & CORPORATE SALES
EXPERIENCE | INTEGRITY | RESULTS

BUSINESS \$240K | + FREEHOLD \$2.2M | MELBOURNE'S SOUTH EAST

For Sale

Location: **Melbourne**
Asking: **\$2,440,000**
Type: **Services-Other**

ADULT LIFESTYLE BUSINESS & FREEHOLD 26-Year Trading | Business \$240,000 + Freehold \$2.2 Million |

20-Year Trading History | Business \$240,000 + Freehold \$2.2 Million | Melb's Sth East

An exceptionally rare opportunity to acquire a long-established adult lifestyle business together with the valuable freehold property it occupies. Melbourne's south east area.

Operating successfully for approximately 26 years, this highly regarded business has developed a loyal customer base, strong industry reputation and consistent trading history. The business is largely management-run, with the owner working limited hours and supported by four experienced managers responsible for day-to-day operations.

Business Highlights

- * Established and profitable business operating for approximately 20 years
- * Strong reputation within a specialised niche market
- * Loyal customer base and recognised brand presence
- * Owner works minimal hours
- * Four experienced managers in place
- * Contractor-based service providers creating operational flexibility
- * Established systems and procedures
- * Significant opportunity for further growth and expansion

Owners drawings of \$90,000 per year and net profit to business around the \$200,000 mark.

Freehold Highlights

The accompanying freehold presents an outstanding commercial investment opportunity.

- * Prime Oakleigh South location
- * Eight private rooms
- * On-site customer parking
- * Purpose-built fit-out
- * Flexible floorplan with multiple treatment and consulting rooms
- * Well-maintained premises
- * Valuable landholding with future upside

Contact:

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* Potential alternative commercial uses or redevelopment opportunities (STCA)

Growth & Development Opportunities

The property and business combination offers substantial scope for future growth, including:

- * Expansion of retail offerings
- * Increased online sales and marketing initiatives
- * Introduction of complementary services
- * Enhanced customer membership programs
- * Potential repositioning or alternative commercial uses (STCA)
- * Future redevelopment potential of the site (STCA)

Asking Prices

Business: \$240,000

Freehold: \$2,200,000

Opportunities to acquire both a successful operating business and the underlying freehold are extremely rare. This offering combines an established income-producing enterprise with a valuable commercial property in Melbourne's thriving south-eastern corridor. Full business financial information and freehold are available after signing the confidentiality agreement and meeting the listing agent.

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