



## For Sale

Location: **Sydney**  
Asking: **\$50,000 + SAV**  
Type: **Retail Other**

### Generational Opportunity: High-End Lingerie & Cosmetics Boutique Est 40 years in Cabramatta

For the first time in four decades, a retail gem in the heart of Cabramatta is hitting the market. This is an exceptional retail store; it is an upscale boutique specialising exclusively in high-end branded lingerie and prestige cosmetic products. Boasting a fiercely loyal customer base and virtually zero direct competition in the luxury segment, this business offers an investor or owner-operator a secure, turnkey footprint in a bustling commercial hub. The current owner is selling reluctantly due to a well-deserved retirement, leaving behind a 40-year reputation.

#### Key Business Highlights

- \* Exclusive Market Monopoly: While a couple of standard lingerie shops exist in the area, this is the only boutique catering to the upscale, high-end market.
- \* 40 Years of Goodwill: Deeply entrenched in the community with generations of repeat, loyal customers and immediate brand recognition.
- \* High foot traffic location: Situated in a high-traffic precinct ensuring a continuous stream of organic walk-in clientele.
- \* Top-Tier Brand Portfolio: Authorized stockist of prestigious global brands, including Shiseido, Mavala, Gernetic, Pola, Fineline, Ambra, designer perfumes, and specialised intimate apparel (including high-quality padded bras and panties).
- \* Impressive Premises: A spacious ~100 sqm layout featuring a main showroom, a private back office, and a comprehensive, fully installed CCTV surveillance system.
- \* Streamlined Operations: Effortlessly run by one owner and two reliable part-time staff members.

#### Future Growth & Expansion Potential

- \* Value-Add Opportunity: The spacious 100 sqm footprint is perfectly configured to introduce a beauty salon, day spa, or treatment rooms, instantly unlocking a lucrative secondary revenue stream.
- \* Digital Expansion: Huge potential to launch an e-commerce platform and social media marketing to scale the business nationwide.
- \* Product Diversification: Opportunity to further expand the luxury skincare, fragrance, or designer loungewear lines.

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)

THE PURCHASER TO MAKE HIS/HER OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF

Canaan is a licensed business broker with over 13 years of experience in selling all types of businesses throughout NSW.

### Contact:

Canaan Lim  
0466 989 813

[aubizbuysell.com.au/133123](http://aubizbuysell.com.au/133123)

Business Brokers Network  
Australia  
Broker Ref: 7638.5

