



For Sale

Location: **Melbourne**
Asking: **\$525,000**
Type: **Services-Other**

ESTABLISHED ADULT ENTERTAINMENT BUSINESS NORTHERN SUBURBS

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Long-Established Operation | Exceptional Lease | Strong Cash Flow

An outstanding opportunity to acquire a long-established and highly regarded adult entertainment business located in Melbourne's Northern Suburbs.

Operating from a modern, discreet and professionally presented premises, this business has been under the same ownership for the past 10 years and has a trading history extending well beyond that. The venue enjoys a strong reputation, loyal clientele and consistent weekly revenue.

Key Features:

- Seven well-appointed rooms
- Premium fit-out including spa and shower facilities
- Modern, clean and elegant presentation throughout
- Discreet customer entrances and exits
- Comprehensive security system with CCTV coverage
- On-site customer parking
- Long lease in place providing excellent tenure security
- Exceptional rental of only approximately \$2,300 per week including GST
- Two experienced reception staff in place
- Owner currently works only two days per week
- Well-established systems and procedures

The business generates weekly sales to the operator of approximately \$12,000 to \$14,000 after contractor payments, providing strong returns and excellent cash flow.

Contact:

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Business Brokers Network
Australia
Broker Ref: 25979



This is an ideal acquisition for an owner-operator seeking a profitable, well-managed business, or an industry participant looking to expand their existing operations.

Businesses of this calibre, with secure tenure, modern facilities and established earnings, rarely become available.

Asking Price: \$525,000

Further information will be provided to qualified buyers upon completion of a Confidentiality Agreement.

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