

Playcentre Business for Sale Melbourne

BUSINESS FOR SALE

CROC'S PLAYCENTRE WITH MUFFIN BREAK

MELBOURNE SOUTH EAST

ASKING PRICE
\$575,000

WEEKLY TAKINGS
\$18,000

 ESTABLISHED BUSINESS	 STRONG CUSTOMER BASE & MEMBERSHIP	 MULTIPLE PARTY ROOMS	 PLAYCENTRE + CAFE	 10 YEARS LEASE REMAINING
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TRADING HOURS
Mon - Fri 9:00 AM - 5:00 PM
Sat & Sun 9:00 AM - 4:30 PM

STAFFING
1-2 staff on weekdays,
more on weekends &
school holidays

ESTABLISHED FAMILY ENTERTAINMENT CENTRE
 TURNKEY OPERATION

OWNER OPERATOR BUSINESS

GROWING SUBURB WITH GREAT POTENTIAL

VAIBHAV GROVER
 Business Broker & Advisor
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GREENFIELDS
 — BUSINESS BROKER —

For Sale

Location: **Melbourne**
Asking: **\$575,000**
Type: **Tourism/Leisure**

CROC'S PLAYCENTRE WITH MUFFIN BREAK FOR SALE | MELBOURNE SOUTH EAST

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Established Indoor Playcentre and Cafe Opportunity

An excellent opportunity to acquire an established Croc's Playcentre with Muffin Break cafe facilities in Melbourne's South East.

Located in a growing suburb and supported by an established customer base, membership program, children's parties and cafe trade, this business offers several income streams within one operation.

With approximately \$18,000 in weekly takings and around 10 years remaining on the lease, the opportunity suits an owner operator or family looking for an established entertainment and hospitality business.

BUSINESS DETAILS

Business Type: Indoor Playcentre and Cafe

Location: Melbourne South East

Ownership: Owner Operator

Weekly Takings: Approximately \$18,000

Asking Price: \$575,000

Lease Remaining: Approximately 10 Years

KEY FEATURES

- * Established Croc's Playcentre with Muffin Break cafe facilities
- * Located in a growing Melbourne South East suburb
- * Approximately \$18,000 weekly takings

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Business Brokers Network
Australia
Broker Ref: 26274



- * Strong recurring customer base
- * Existing membership program
- * Multiple children's party rooms
- * Dedicated baby and toddler areas
- * Large indoor play structures
- * Cafe equipment and facilities included
- * Long-term lease
- * Trained staff already in place
- * Turnkey business opportunity

TRADING HOURS

Monday to Friday: 9:00 AM to 5:00 PM

Saturday and Sunday: 9:00 AM to 4:30 PM

APPROXIMATE OPERATING EXPENSES - Monthly

Rent: \$14,994

Electricity, Gas & Water: \$3,400

Cost of Goods Sold: \$10,000 to \$12,000

Salaries: \$8,000

Franchise Royalty: 7%

Marketing Levy: 2%

STAFFING

The business generally requires approximately 1 to 2 staff during weekdays.

Additional staffing is required during weekends, school holidays and other high-traffic periods.

A trained team is already in place for the incoming owner.

EQUIPMENT INCLUDED

- * Baby and toddler play equipment
- * Large indoor play structures
- * Cafe equipment
- * Party room furniture
- * Tables and chairs
- * Associated fixtures and fittings

ASKING PRICE : \$575,000

Important Information Vaibhav Grover - 0470133725 Business Advisor and Broker Agent's Representative acting for Greenfields Real Estate, Lic No. 091937L. All financial information is provided by the vendor. Buyers must complete their own due diligence. Agents accept no liability for accuracy of figures or any outcomes arising from the information supplied. Pictures are for Reference Purpose Only