



For Sale

Location: **NSW**
Asking: **\$280,000**
Type: **Hospitality-Bars**

Ref: 244 Karaoke business in the Hills District Limited competition, 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

Contact:

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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