

Indian Grocery Store Business for Sale Melbourne

 **GREENFIELDS**
BUSINESS BROKER

INDIAN GROCERY STORE

FOR SALE

 **MELBOURNE SOUTH EAST**

 **ESTABLISHED BUSINESS**
Running since January 2025

 **WEEKLY TAKINGS**
Approx. \$16,000 – \$18,000+

 **STAFF**
2 Employees

 **LEASE**
5 + 5 + 5 Years

ASKING PRICE:
\$295,000 + SAV

P.S. VENDORS PROVIDED FIGURES. BUYERS SHOULD DO THEIR OWN DUE DILIGENCE BEFORE PURCHASING. GREENFIELDS ACCEPTS NO LIABILITY OR RESPONSIBILITY.

 www.greenfieldsre.com.au



CONTACT
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 **GREENFIELDS BUSINESS BROKER**
LIC. NO. 091937L

For Sale

Location: **Melbourne**
Asking: **\$250,000**
Type: **Retail-Food Other**

Popular Indian Grocery Store for Sale | Busy Melbourne Eastern Suburbs Shopping Centre

Popular Indian Grocery Store for Sale | Busy Melbourne Eastern Suburbs Shopping Centre

\$16,000 to \$18,000+ Weekly Takings | No Royalties | Long Lease

An excellent opportunity to acquire an established Indian grocery store located within a busy shopping centre in Melbourne's South East.

Operating since January 2025, the business has built weekly takings of approximately \$16,000 to \$18,000+ and offers an extensive range of Indian groceries and everyday household essentials.

The business operates on a semi-owner-operated basis with only two employees and has no franchise royalty obligations.

With a long 5 + 5 + 5 year lease structure, strong stock holding and an established shopping centre position, this opportunity suits an owner operator, family business buyer or existing grocery retailer looking for another location.

BUSINESS OVERVIEW

Business Type: Indian Grocery Store

Location: Melbourne South East

Established: January 2025

Operation: Semi Owner Operator

Contact:

Vaibhav Grover
0470 133 725

aubizbuysell.com.au/134266

Business Brokers Network
Australia
Broker Ref: 26364



Weekly Takings: Approximately \$16,000 to \$18,000+

Asking Price: \$295,000 + SAV

Stock Value: Approximately \$250,000

Employees: 2

Royalties: Nil

KEY BUSINESS FEATURES

- * Busy shopping centre location
- * Weekly takings of approximately \$16,000 to \$18,000+
- * Established Indian grocery customer base
- * Long 5 + 5 + 5 year lease structure
- * 3% annual rental increase
- * No franchise royalties
- * Semi-owner-operated business model
- * Lean team of two employees
- * Approximate stock value of \$250,000
- * Opportunity for increased owner involvement
- * Suitable for family ownership or an experienced retail operator

LEASE DETAILS

Current Lease Term: 5 Years

Options: Further 5 Years + 5 Years

Rent: \$7,500

The long lease structure provides an incoming buyer with greater security to continue developing the business over the longer term.

OPERATING EXPENSES

Electricity: Approximately \$1,800 to \$2,000 per month

Water: Approximately \$100 per month

Marketing: Approximately \$350 per month

Pest Control: Approximately \$120 per month

Bins: Approximately \$200 to \$250 per month

Council Rates: Approximately \$4,160 quarterly

Owners Corporation Fees: Approximately \$5,500 to \$6,000 quarterly

WorkCover Insurance: Approximately \$4,000 quarterly

Whitehorse Council Food and Trading Licence: Approximately \$600 per year

STAFFING

The business currently operates with two employees and is run on a semi-owner-operated basis.

This provides an incoming owner with flexibility to maintain the existing structure or become more actively involved in daily operations.

TRADING HOURS

Monday to Friday: 10:00 AM to 8:30 PM

Saturday: 9:00 AM to 9:00 PM

Sunday: 9:00 AM to 8:30 PM

The combination of a busy shopping centre location, established turnover, no franchise royalties and a long lease makes this an attractive proposition for buyers seeking an established specialty retail business.

The large stock range and existing operation also allow an incoming buyer to take over an established business rather than build a grocery store from the ground up.

ASKING PRICE

\$295,000 + SAV

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