

Croc's Playcentre Business for Sale Melbourne

CROC'S PLAYCENTRE + MUFFIN BREAK CAFE
MELBOURNE EASTERN SUBURBS

2 FRANCHISES FOR THE PRICE OF 1

\$22,000 RENT (APPROX. PER MONTH)	\$15,000 WEEKLY TAKINGS (APPROX.)	\$140,000 NET PROFIT P.A. (APPROX.)	4 YEARS + EXTENDABLE LEASE
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23 EMPLOYEES | UNDER MANAGEMENT | UNDERGROUND PARKING | NEW BOUNCY CASTLE | NEW COFFEE GRINDER | MON-FRI 9AM - 5PM | SAT-SUN 9AM - 4:30PM

GREENFIELDS
BUSINESS BROKER
LIC. NO. 091937L

CONTACT
VAIBHAV GROVER
BUSINESS BROKER & ADVISOR
0470 133 725
vaibhav@greenfieldsre.com.au
www.greenfieldsre.com.au

For Sale

Location: **Melbourne**
Asking: **\$395,000**
Type: **Tourism/Leisure**

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CROC'S PLAYCENTRE WITH MUFFIN BREAK CAFE FOR SALE | MELBOURNE EASTERN SUBURBS

2 FRANCHISES FOR THE PRICE OF 1

An attractive opportunity to acquire an established Croc's Playcentre together with a Muffin Break Cafe in Melbourne's Eastern Suburbs.

The business operates under management with an experienced team already in place, giving an incoming buyer an established operating structure from day one.

With average weekly takings of approximately \$15,000 and two recognised franchise concepts operating together, this business presents an appealing opportunity within the family entertainment and hospitality sector.

BUSINESS OVERVIEW

Business: Croc's Playcentre with Muffin Break Cafe

Location: Melbourne Eastern Suburbs

Business Model: Under Management

Asking Price: \$395,000

Average Weekly Takings: Approximately \$15,000

Employees: 23

Lease: 4 Years + Extendable

KEY BUSINESS HIGHLIGHTS

- * Croc's Playcentre + Muffin Break Cafe
- * Two franchise concepts within one business opportunity
- * Under-management operation
- * Approx. \$15,000 average weekly takings

Contact:

Vaibhav Grover
0470 133 725

aubizbuysell.com.au/134562

Business Brokers Network
Australia
Broker Ref: 26459



- * Experienced team of 23 employees
- * Underground customer parking
- * New bouncy castle
- * New coffee grinder
- * Established playcentre facilities
- * Cafe facilities supporting additional food and beverage sales
- * Opportunity for an investor or active owner operator

MULTIPLE REVENUE STREAMS

The business brings together family entertainment and cafe operations in one location.

Revenue opportunities include:

- * General playcentre admissions
- * Birthday parties and events
- * Family and repeat visits
- * Cafe food and beverage sales
- * Weekend trade
- * School holiday trade

The Muffin Break component complements the playcentre by serving parents, families and visitors while they use the facility.

TRADING HOURS

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

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

OPERATING COSTS

Rent: Approximately \$22,000

Electricity, Gas & Water: Approximately \$2,600

Cost of Goods: Approximately 15%

Salaries: Approximately 19%

Franchise Royalty: 7%

Marketing Levy: 2%

STAFFING AND MANAGEMENT

The business currently operates under management with approximately 23 employees.

The existing management and staffing structure gives an incoming buyer the option to continue with the current model or become more actively involved in operations.

SPECIAL FEATURES

Underground Parking

Convenient customer parking helps support family visits and longer stays.

New Bouncy Castle

A recent addition to the playcentre experience, providing another attraction for children and families.



Enquire online at: aubbizbuysell.com.au/134562

New Coffee Grinder

The cafe has recently received updated coffee equipment to support its food and beverage offering.

WHY CONSIDER THIS BUSINESS?

This opportunity combines two recognised franchise concepts within one operation.

The established management structure, family entertainment offering, cafe facilities, existing staff and reported profitability make the business suitable for buyers seeking an established operation rather than starting a new venue from the ground up.

ASKING PRICE : \$395,000

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