



## For Sale

Location: **Newcastle**  
Asking: **\$380,000 + SAV**  
Type: **Retail-Food Other**

### Established Supermarket Business | Proven Trading History

An excellent opportunity to acquire a well-established, fully equipped supermarket business in the heart of Lambton's thriving village precinct.

With over 15 years of trading history, this business offers an attractive combination of proven performance, operational stability and future growth potential. Ideally positioned amongst popular cafes, hotels, complementary retailers and a growing medical precinct, the store benefits from a strong local community and consistent neighbourhood demand.

#### Key Highlights

- \* **Established & Profitable:** Proven trading history with genuine six-figure annual income potential for an actively involved owner-operator.
- \* **Recognised Supermarket Brand:** Operates under an established national supermarket banner, with an existing licence arrangement available for transfer, subject to approval.
- \* **Secure Long-Term Tenure:** Long-term lease providing business continuity and security for the incoming owner.
- \* **Fully Equipped & Ready to Operate:** Well-presented premises with established refrigeration, shelving, point-of-sale systems and supermarket infrastructure already in place.
- \* **Lower Operating Costs:** Existing rooftop solar installation assists in managing ongoing electricity expenses.
- \* **Diversified Revenue Streams:** Established grocery and convenience offering complemented by Lotto and lottery sales.
- \* **Prime Village Location:** Positioned along Lambton's most sought after retail strip, close to local hotels, residential neighbourhoods and a growing medical precinct.
- \* **Loyal Customer Base:** Strong community presence supported by repeat customers and an established loyalty program.
- \* **Further Growth Opportunities:** Potential to expand food to go, coffee and convenience offerings to capture additional sales and improve profitability.

This is more than simply a small grocery store - it is an established and profitable local business offering the rare combination of genuine owner income, secure premises, manageable overheads and lifestyle flexibility.

### Contact:

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