Prime Located Business for Sale Melbourne



For Sale

Location: **Melbourne**
Asking: **$120,000**
Type: **Retail Other**

The best location in Victoria

Mordialloc, today one of the busiest locations in Melbourne - every day - all year round !!

It reminds us of the old days on Lygon Street, Carlton - or Acland Street in St Kilda.

If you are a great operator with a great concept, then Mordialloc has the foot traffic and clientele to fill your shop.

The Dumpling Bar next door has 2 sittings every night, and at Christmas for 3 weeks they close their doors and go home for a holiday.

When I asked why they close during the busiest time of the year, they said they make enough money without having to open at Christmas.

Mordialloc's shopping strip is a lively destination, with cafes and restaurants drawing people in throughout the year.

With great parking and a busy, bustling atmosphere, it's an exciting spot for a new business to become part of the local scene.

This shop is currently a $2 dollar shop and, when cleared out, is a BLANK CANVAS for a new exciting business venture.

The owner is selling the lease with "1 x 3" left on the lease, in which an offer will be based on getting at least another 10-year term on the current lease.

Rent is $6,200 a month plus outgoings.

Come to Main Street, Mordialloc on weekends, and all the restaurants are full, and this location is on the busier side of Mordialloc.

The vendor has asked people not to drop in without a previous appointment, as you will want to see out the back of the shop.

I don't think there is a better location in Victoria.

Call Michael NOW !! On 0400 645 133 or submit an enquiry.

Contact:

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