



## For Sale

Location: **VIC**  
Asking: **\$600,000**  
Type: **Retail-Food Other**

### Bakery with big takings in prime location.

This very busy bakery has been opening for 6 days only for the last 2 years.

Before that, the vendors chose to open this bakery for 7 days and the takings were approx \$1.5 million.

Due to location, there is potential to open 7 days again and maximise takings and NET profit.

The vendors have been here 12 years, made a lot of money and now take Sundays off.

It is now a 6 day business and they close at 4pm, due to their choice.

Takings now are approx \$1.2 million. ( pre virus lockdown ) 2019 - 2020.

In time, this virus will pass and businesses will be back to solid trading.

Any bakery doing an average of \$23,000 a week with cheap rent of approx \$400 will result in great NET profit.

Long lease of 5x5x5 gives new operators the security for years to come to run a successful business.

Stratford is located in Gippsland, 2.5 hours east along the (very busy) Princes Highway from Melbourne.

This is a beautiful country town with great infrastructure and sits on the Avon river. It is 1 hour from Lakes Entrance.

The bakery has highway frontage, with good passing trade and has plenty of parking readily available.

The bakery has a lot of regular local business and a lot of tourists stopping for a feed and coffee.

Great set up and equipment includes some of the following:

- \* a big preparation area with a great layout for production
- \* 3 Deck - 12 tray Rotel oven
- \* 2 rack - wheel in - proofer.
- \* huge cool room and 2 walk in freezers
- \* large storage area
- \* 3 phase backup generator in case of interruption of electricity supply

Bakeries and the food they supply will always be in demand to the public. Bread and pastries are a staple of our diet.

This business is great value, and has a very strong financial history.

Inspections are welcome to serious buyers.

Due diligence must be done by potential purchasers to substantiate takings and profit, and information is available to qualified buyers.

Quote BSV 0912 and call Michael on 0400 645 133 NOW !! or submit an enquiry.

### Contact:

Michael Keltie

0400 645 133

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Broker Ref: 9585

