



FirstChoice

BUSINESS BROKERS

1st Floor, 532 Station Street, Box Hill VIC

9899 1888

info@firstchoicebb.com.au

Director:
Kevin Lee 0411 568 868

Dilun Pathirana 0424 651 868	George 0423 684 399	Ken 0449 589 418	George So 0431 017 518	Brian 0432 218 098	Henry 0405 576 521	Jeff 0431 136 288	Frank 0466 184 326	Chris 0424 651 098	Jerry 0449 862 608	Charlie 0449 858 048	James 0416 864 988
---------------------------------	------------------------	---------------------	---------------------------	-----------------------	-----------------------	----------------------	-----------------------	-----------------------	-----------------------	-------------------------	-----------------------

For hundreds more business opportunities go to www.firstchoicebb.com.au

<p>Large Fish Farm – Ref: 5055</p> <ul style="list-style-type: none"> One of the best fish farms in Australia, South East Victoria site Natural environment, low cost due to pure river water flowing through farm 22 hectard of land, 5-bedroom 2 storey house with swimming pool Many stable orders, large supermarket supplier, retail and wholesale Low outlay, complete service from fish breeding and stock to processing and delivery Massive potential for export and tourism, water and tourism licences included in sale. <p>Asking Price: \$7.99 Million (Business + Property) Kevin 0411 568 868</p>	<p>Car Wash & Cafe</p> <p>Newly built modern carwash with big cafe, ideally located in high traffic retail areas, washes 300 cars pw approx. easy to run, also washes contract cars, good profit margins, new equipment, fully under management.</p> <p>Various Stores in Melbourne Takings up to \$32,000 pw Dilun 0424 651 868</p>	<p>Famed franchise strategically placed</p> <p>Nando's in commercial areas with many tourists and workers, profitable, immense business potential, fully equipped with large commercial kitchen, sale due to vendor having other business commitments.</p> <p>Various Stores in Melbourne Takings up to \$30,000 pw Dilun 0424 651 868</p>	<p>Brumby's</p> <p>Fully managed franchise bakery located in an eastern developing area next to Coles, JB Hi-Fi and Dan Murphy's, business established for 2.5 years, stable trade with many regulars, modern set-up with trained staff, sale due to owner moving overseas.</p> <p>Takings approx \$10,000pw Dilun 0424 651 868</p>	
<p>Tattslot + Newsagency</p> <p>Life could be a dream.</p> <p>Accessibly placed in developed suburbs and shopping centres, easily operated and managed business also selling magazines, newspapers and stationary, high profit margin, solid customer base.</p> <p>Various Stores in Melbourne Commission up to \$320k p.a Dilun 0424 651 868</p>	<p>Cafe in South East – 4940</p> <p>Profitable business with excellent exposure near the main entrance of a busy shopping centre in the south east, close to banks and K-mart, seats over 70, in operation for 16 years with many regulars, priced for quick sale!</p> <p>Takings approx \$16,000 pw Asking Price: \$145,000 Dilun 0424 651 868</p>	<p>Busy Grocery – Ref: 8943</p> <p>Strategically positioned in the south east Dandenong area, full kitchen facilities, low rent, offices next door with over 300 staff, easy business to run, especially if by a husband-and-wife team, can be modified to be a cafe, priced for a quick sale, take up this stable business now!</p> <p>Asking Price: \$89,000 incl. SAV Dilun 0424 651 868</p>	<p>Newly Built Fully Equipped Food Processing Factory – Ref: 1154</p> <p>Well placed in the south east only 2 minutes' walk to train station, set up cost \$400,000+, over 400 square feet, long lease, low rent, 7 parking spaces, suitable for production of yoghurt, tofu, cheese and similar foods.</p> <p>Asking Price: \$199,000 (Business Only) Dilun 0424 651 868</p>	<p>Michal's Patisserie</p> <p>Surrounded by commercial and retail trade, massive sales in coffee easily run, great presentation and setup, stable trade with many regulars, steadily increasing business, support supplied by head office, hurry in to get in on the hectic trade!</p> <p>Various Stores in Melbourne Takings up to \$18,000 pw Dilun 0424 651 868</p>
<p>Exceptional Cafe – Ref: 1157</p> <p>Favourable site close to BigW entrance in a shopping centre in the north, heavy flow of foot traffic, no cooking, 20kg coffee pw, easily run, lucrative, immense business potential, fully managed, call now and don't miss out!</p> <p>Asking Price: \$258,000 Takings approx \$10,000 pw Frank 0466 184 326</p>	<p>Nursing Agency – Ref: 6057</p> <p>Excellent placement in the east, many years of business with stable clientele, high profit, low costs, very low rent, all figures in profit & loss statements, with company car, this is a rare business opportunity – act quickly!</p> <p>Asking Price: \$398,000 Takings approx \$49,000 pw James 0416 864 988</p>	<p>Inner City Cafe – Ref: 1158</p> <p>Highly accessible along a busy commercial street in Richmond, reputable store with high volume of customers, next to supermarket, fully licenced, with courtyard, seats 65, stable trade, easily managed, long 9-year lease, owner operated the business for 13 years.</p> <p>Asking Price: \$190,000 Takings approx \$9,500 pw Frank 0466 184 326</p>	<p>Large Bowling Alley with No Competition – Ref: 5945</p> <p>Sited close to a busy shopping centre and cinema, sole business of its kind in the area, excellent equipment, 3500 square metres with rental income from 7 tenanted shops, fully manage with immense business potential.</p> <p>Asking Price: \$1.25M for Business and \$3.8M for Property Kevin 0411 568 868</p>	<p>Pet Accessory Shop – Ref: 6051</p> <p>Splendidly located in a residential shopping centre, pet accessory shop next to a pet grooming business, provide licence to sell pet animals, profit-&-loss statements provided, low rent, easily managed.</p> <p>Asking Price: \$18,000 (\$89,000 incl. SAV) Takings approx \$4,600 pw James 0416 864 988</p>
<p>Excellent \$2 Plus – Ref: 3052</p> <p>Busy south eastern shopping centre location, close to Safeway, in a suburb with a growing population, same owner for over 4 yrs, about 160 square metres, very little competition, only 2 discount variety shops there, lucrative, reputable business, owner can remain to help.</p> <p>Takings approx \$13,700 pw George 0423 684 399</p>	<p>Spacious Cafe & Bar – Ref: 1058</p> <p>6-day business being only 2 years old, seats 120, high takings, 200 parking at rear with rear entrance, ample local customers, fully licenced, business dor sale due to owner migrating elsewhere, priced for an urgent sale!</p> <p>Asking Price: \$480,000 Takings approx \$21,000 pw James 0416 864 988</p>	<p>Fruit Shop – Ref: 0055</p> <p>Prime location in an established eastern suburb, newly renovated, fruit shop been in operation for many years, plenty of parking, low rent, long term lease option, highly profitable business with many regulars, hurry in on the trade in the new year!</p> <p>Takings approx \$20,000 pw Dilun 0424 651 868</p>	<p>Takeaway & Pizza – Ref: 7946</p> <p>Great business in Langwarrin, currently trades 6 nights only, trades 30 hours a week, seats 30, excellently equipped, long lease, weekly rent of \$850 only, 60% Asian food, no competition, take on this stable business now!</p> <p>Asking Price: \$160,000 Takings approx \$10,000 pw Henry 0405 576 521</p>	<p>5-Day Fruit Shop – Ref: 6055</p> <p>Corner positioning in the renowned Victoria Market, long trade history and short hours, enormous shop, profitable and easily run, crowded location with many locals and tourists, money-making opportunity with huge business potential.</p> <p>Asking Price: \$459,000 Takings approx \$48,000 pw Frank 0466 184 326</p>
<p>Poultry Processing Factory with Farms – 4440</p> <p>Rare business on the market, sale includes business, equipment and property, advanced and costly equipment, separate or combined sale possible, enormous business potential – a golden opportunity for the capable buyer</p> <p>Turnover \$8M per annum Asking Price: \$11.3M Kevin 0411 568 868</p>	<p>Cafe & Takeaway – Ref: 9846</p> <p>Eye catching food court location in the north west, on the ground floor of a building, long lease, low rent of only \$800 pw, lucrative trade, 5-day trade from 7am to 3pm, simple menu, 2 owners work full-time, no extra staff needed, 2 weeks off yearly for the Christmas holidays,</p> <p>Takings approx \$7,500 pw George 0423 684 399</p>	<p>Gift Shop – Ref: 6940</p> <p>Placed within a large shopping centre in the south close to Myer, new lease and fittings, low rent, heavy flow of foot traffic close to food court, wide variety of products, lucrative, easily run, all goods delivered to shop, sale due to retirement.</p> <p>Asking Price: \$150,000 Takings approx \$8,500 pw George So 0431 017 518</p>	<p>Liquor & Food Store – Ref: 9949</p> <p>Large and very profitable liquor and food store well placed near Melbourne city, profits and takings on records and open to inspection, parking available out front, stable local client base, spacious shop with large storage, low rent, a franchise but no fee, has an ATM.</p> <p>Takings approx \$45,000 pw James 0416 864 988</p>	<p>TOWORLD</p> <p>Unbeatable site beside Myer and facing the lift in a busy shopping centre in the south east, attractive shop with costly fit-out, stable trade, many patrons, reputable brand, very easily managed, ideal easy trade, fully managed, suited for investors or owner-operators.</p> <p>Takings approx \$20,000 pw Asking Price: \$210,000 Frank 0466 184 326</p>
<p>Café & Restaurant – 2646</p> <p>Fabulous location in the east nearby entertainment venues including on of the biggest bowling and gaming centres in Melbourne, opposite a new office complex, fully licenced, setup cost over \$500k, seats 160, brand new modern equipment.</p> <p>Takings approx \$15,000 pw Dilun 0424 651 868</p>	<p>Busy Pizza & Pasta – Ref: 2940</p> <p>Great site in a small shopping centre in the south east, facing the car park, commercial kitchen, fully equipped, 200 square metres, seats 70, long 15-year lease, reasonable rent, profitable, same owner for 8 years, huge potential with room for expansion!</p> <p>Takings approx \$20,000 pw Henry 0405 576 521</p>	<p>Fish & Chips – Ref: 3941</p> <p>Unbeatable location in an upmarket suburb in the south, only 10 minutes' drive to the city, no competition, sole fish and chips shop, easily run, 6-day trade, high flow of foot traffic, parking out front, long 9-year lease, low rent, customers with high disposable incomes, inspections welcome!</p> <p>Takings approx \$8,500 pw Ken 0449 859 418</p>	<p>IGA</p> <p>Heavy traffic flowing positioning, vendor invested a lot of money in renovating the shop and its equipment, the store has one of the best setups in Melbourne, solid customer base, huge potentials, wide storage area, semi-managed, Inspection a Must!</p> <p>Takings approx \$135,000 pw Kevin 0411 568 868</p>	<p>Convenience Store in the City</p> <p>Outstanding placement along a bustling shopping street in the city, high flow of foot traffic, high exposure, stable client base, easily run and managed, very profitable, long 8-year lease, suited to families – hurry in for an inspection!</p> <p>Takings approx \$23,000 pw Asking Price: \$299,000 Frank 0466 184 326</p>