



# FirstChoice

## BUSINESS BROKERS

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<b>Indian Food Shop in Major Shopping Centre - Ref: 2756</b> Located in food court of a major shopping centre in the east. Fully managed, potential to increase profit if owner operated. Excellent location for a well-established store. Hurry Secure this Golden Business Opportunity! <b>Takings approx \$12,000 pw</b> <b>Chehan 0449 864 948</b>	<b>Major Blinds and Curtains Wholesale and retail business and factory - Ref: 3759</b> 21 years of history, exclusive rights to international brands, Technology integrated, Great location and experienced staff with option to buy freehold, a hard to find opportunity, do not miss it! <b>Takings approx \$150,000 pw</b> <b>Chehan 0449 864 948</b>	<b>Restaurant in Prime Location - Ref: 9752</b> Korean & Japanese Restaurant that can be adapted to serve any other cuisine; Well sited close to train station and cinema. Newly renovated venue with full liquor license. Priced to sell - inspection a must! <b>Asking only \$149,000</b> <b>Chehan 0449 864 948</b>	<b>red rooster</b> It's gotta be red <b>Ref: 7857</b> One of the top 10 Red Rooster stores in Victoria, rent of just \$93,000 p.a. 18 years lease, fully trained staff, current vendor 6 yrs, Safeway & School being built nearby. Drive through facilities. <b>Takings approx \$28,000 pw</b> <b>Asking only \$720,000</b> <b>Dilun 0424 651 868</b>	<b>Superb 5 Day Cafe - Ref: 0856</b> Prime location in Inner City. Close to hospitals, universities, parking & offices with solid client base. Seats 70. Long 10 year lease & cheap rent; 40kg of coffee per week, simple operation. Closes at 4pm. Don't Miss This Opportunity! <b>Takings approx \$16,500 pw</b> <b>Frank 0466 184 326</b>
<b>Prime Location Grocery Shop for Quick Sale - Ref: 0856</b> Grocery shop well sited next to a major market in the south east. Great value for money in prime location with 2 street entrances, surrounded by restaurants and eateries with constant flow of shoppers. Don't Miss Out! <b>Takings approx \$20,000 pw</b> <b>Asking only \$230,000</b> <b>Chehan 0449 864 948</b>	<b>Flower &amp; Gift Shop in Prime Location - Ref: 0856</b> Well established business in major south eastern S/C. Caters to weddings & special occasions. Potential to develop online sales and relay services. Delivers to local suburbs, fully managed with qualified staff. Don't Miss Out! <b>Takings approx \$8,000 pw</b> <b>Chehan 0449 864 948</b>	<b>Medical Clinic in the North - Ref: 3856 or 3857</b> Radiology clinic for sale near commercial centre in North; 700sqm with private driveway & 8 parking lots, 6 consultation rooms & reception, currently running with 4 medical staff, selling professional equipment with radiology room. Takings are approximately \$300,000 per annum. Annual rent of just \$65,000 with long 5+5+5-year lease. An excellent deal - secure it now! <b>Property only \$1,200,000</b> <b>Business only \$500,000</b> <b>George 0423 684 399</b>	<b>Well Established &amp; Reputable Menswear Business - Ref: 0856</b> Major brand names fashion ware location in South East. Specialises in men's suits, shirts, casual wear, children's suits, socks & shoes. Only sells Australian Garments. Stable business, Great Potential. Don't hesitate - Enquire Now! <b>Takings approx \$13,434 pw</b> <b>Chehan 0449 864 948</b>	<b>Subway eat fresh. Ref: 7558</b> Profitable Subway well located in the south east, finance option available with ready paperwork, full support from franchisor, a proven investment success, long secure lease, fully managed, hesitate no more! <b>Takings approx \$11,000 pw</b> <b>Dilun 0424 651 868</b>
<b>Ref: 9750</b> Stable family business of 23yrs Rent of just \$74,000 p.a. Sub-lease income from mechanic business. Potential to open til midnight or 24 hrs, or to start a food outlet. With finance option. Fairly priced for quick sale - Hurry! <b>Takings approx \$4,000,000 p.a.</b> <b>Asking Price: \$950,000 + SAV</b> <b>Dilun 0424 651 868</b>	<b>KAFFE</b> <b>Ref: 4858</b> Franchise cafe in famed S/C 20 mins to CBD, Large modern. shopfront, Simple cooking; 25kg coffee pw, low franchise fees, Long 8 year lease with only \$1,655 pw rent (inc outgoing) Priced to sell - inspection a must! <b>Asking only \$420,000</b> <b>Henry 0405 576 521</b>	<b>Easily Run Cafe in Bulleen Plaza - Ref: 9652</b> Easy to operate cafe in Bulleen Plaza, low rent of only \$576pw with long lease. Plenty of nearby offices with many regulars, over 30 seats. Only 6 days trade, ideal family business. Priced for quick sale! Act Now! <b>Takings approx \$3,500pw</b> <b>Asking only \$70,000</b> <b>Dilun 0424 651 868</b>	<b>Highly Profitable Bayside Car Wash - Ref: 0859</b> Facing Nepean Hwy, fully managed with trained staff. Long secure lease with sublease income, no franchise fees, complete cafe facility and office room upstairs. Contracted with office vehicles & government cars. Call Quickly! <b>Takings approx \$14,000 pw</b> <b>Asking only \$580,000</b> <b>Dilun 0424 651 868</b>	<b>Ref: 6757</b> Fully managed Nando's with full liquor licence in the east, long secure lease and great potential to go into catering, ready for finance, up to 60% finance option, Located along a busy shopping street. Be quick! <b>Asking Price: \$495,000</b> <b>Dilun 0424 651 868</b>
<b>Well Running Cleaning Business for Sale - Ref: 0858</b> Established cleaning relationship with 8 sports clubs in Melbourne, fully trained staff, short hours, low overheads, high profit margins. Current vendor operated 9 years, selling due to other commitments. Call Now About This Opportunity! <b>Asking only \$320,000</b> <b>Dilun 0424 651 868</b>	<b>Milk Bar &amp; Cafe Priced for Quick Sale - Ref: 0856</b> Located on one of the busiest streets in the south east. Long secure lease with cheap rent. Potential to add more tables and provide catering services, genuine vendor selling due to health. Priced to sell! Better be Quick! <b>Takings approx \$10,000 pw</b> <b>Asking only \$185,000</b> <b>Dilun 0424 651 868</b>	<b>Supermarket in South East - Ref: 1656</b> Fabulous location on busy commercial street, heavy foot traffic area with many supporting retail businesses, solid customer base, ample parking, long lease, low rent, wide attractive frontage, highly profitable with potential to increase trade. <b>Takings approx \$58,000 pw</b> <b>Foo 0449 862 608</b>	<b>Large scale Cafe Ref: 1452</b> Well located cafe in a busy shopping centre in the east, no competition, includes takings for ground floor kiosk, attractive set-up, seats 120+, many regulars, price negotiable Hurry in for your chance to profit! <b>Takings approx \$21,000 pw</b> <b>Dilun 0424 651 868</b>	<b>Unique car respray and panel repair business - Ref: 4757</b> Well known among car enthusiasts, long-term corporate clients, tremendous exposure, fast turnaround and on-site loan cars, An opportunity not to be missed! <b>Asking Price: \$140,000</b> <b>Foo 0449 862 608</b>
<b>Ref: 6659</b> Well-run and profitable business in the eastern suburbs, rent just \$488pw+GST, long lease, fully trained staff, 60% finance option, Vendor selling due to moving overseas. Priced for quick sale! <b>Takings approx \$12,500 pw</b> <b>Asking only \$390,000</b> <b>Dilun 0424 651 868</b>	<b>Profitable Pet Shop in Shopping Centre - Ref: 2554</b> Ideal location for a profitable pet shop in north east. Fully managed growing business, absolute must for pet lovers. Unbeatable site with shop size over 300sqm, grooming, hydrobath & blow dry available, Good turnover for pet food. Experienced and loyal staff. <b>Takings approx \$13,000 pw</b> <b>Dilun 0424 651 868</b>	<b>Ref: 5650</b> Great location at major intersection, major shopping centre nearby, Stable trade with increasing sales close to a 24-hour business, Don't miss out on this fantastic opportunity! <b>Takings approx \$12,500 pw</b> <b>Chehan 0449 864 948</b>	<b>Government Sponsored School - Ref: 1655</b> Sited in the East, near a busy commercial area. Convenient access within walking distance to the train, tram and bus stations, currently there are more than 200 students, accredited certificates for health related courses, huge potential with low asking price. <b>Takings approx \$27,000 pw</b> <b>James 0416 864 988</b>	<b>Tattslotto + Newsagency Ref: 0947</b> 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. <b>Various Stores in Melbourne Commission up to \$320k p.a</b> <b>Dilun 0424 651 868</b>
<b>Freehold premises for a child care centre - Ref: 7754</b> Premises for a child care centre, land of 1,200 sqm, can apply for a permit to build 3 or 4 townhouses, now used by a kindergarten, Immense potential to increase value, Call today for more details! <b>Asking Price: \$1,280,000</b> <b>James 0416 864 988</b>	<b>Ref: 3850</b> Tattslotto Kiosk located in south eastern S/C, commission of \$320,000. Current vendor 6yrs operation, rent of only \$1,620pw, easy business to run with finance option. Priced to sell - Get in Now! <b>Asking only \$870,000</b> <b>Dilun 0424 651 868</b>	<b>Kebab Shop - Ref: 7653</b> Busy prime location close to a University and train station, surrounded by night clubs and retail businesses, potential to expand its menu, new cinema and swimming pool soon to open nearby. <b>Asking Price: \$193,000</b> <b>Takings approx \$7,000 pw</b> <b>Chehan 0449 864 948</b>	<b>Ref: 0651</b> A long established and managed Domino's Pizza along a major highway near a university, businesses and student accommodation, refurbishment costs included, renewed lease with new-look shopfront. <b>Takings approx \$21,000 pw</b> <b>Chehan 0449 864 948</b>	