

Business Overview FOR SALE

Ref No: 9084

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Confidential Business Profile

Address: NOOSA REGION

Business Activity: CONVENIENCE/SUPERMARKET

Business Age: 10 years **Period Owned By Present Owner:** 10 years

Reason For Selling: WANTS TO SEMI-RETIRE

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
Approx total price inc stock:	\$ 700,000	Opening Hours:	5:30AM TO 8PM
Yearly Turnover:	\$ 1,831,487	Owner Working Hours:	55
Gross Profit:	\$ 499,080	Partner Working Hours:	25
Adjusted Net:*	\$ 236,332	Trading Days Per Week:	7
Approximate Stock Value:	\$ 100,000	Staffing: Casual:	12
Fixt/Fittings & Plant/Equip:	\$ 250,000	Weekly Wage Bill:	\$ 2,040
		Permanent:	0

Main Specialty: WIDE SELECTION OF GROCERIES AND FRESH FOODS

Business is Better Because: NO LOCAL COMPETITION AND GREAT SERVICE

Main Location Advantages are: IN FAST GROWING PART OF NOOSA SHIRE

OCCUPANCY DETAILS	LEASE DETAILS
Shop/Shed Area: APPROX 305 sqm	36 months remaining on the present term.
Construction: CONCRETE/IRON ROOF	Future Options are: 3 YEARS
Age: 10 years	Stamped and Registered:
General Condition: EXCELLENT	Monthly Rental: \$ 8,570 INCLUDING OUTGOINGS
Residence Adjoining: NO	Special Conditions:

General Notes:

EXCEPTIONALLY STRONG BUSINESS IDEALLY SUITED FOR A FAMILY OR PARTNERSHIP TEAM

The Major Selling Points Of This Business Are:

HUGE CASH TURNOVER WITH NO ACCOUNTS

HIGHLY PROFITABLE

SOLID GROWTH OVER MANY YEARS

NO COMPETITION IN LOCAL AREA

BEAUTIFULLY WOODED SURROUNDS

GREAT LOCATION CLOSE TO SCHOOLS

STRONG SUPPORT FROM THE LOCALS

VERY GOOD STAFF AND EASY TO MANAGE

FAST GROWING POPULATION

ENJOY THE SUNSHINE COAST LIFESTYLE

*1. The above Adjusted Net assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Vendor. A Purchaser investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.

*2. In the event that the financial information held on the file is for a period less than a full twelve months the Financial Details shown above are annualized using a simple time basis. i.e. 9 months figures would be multiplied by 12/9 to obtain an annualized result.

*3. The Operational Details shown above are that which have been provided to us by the Vendors as the current operating situation within the business and may differ with the historical financial figures presented.