

Edithvale, 243 Nepean Highway

The Laughing rooster

The business is ideally situated on a major road, Nepean Highway, Edithvale (WALKING DISTANCE BEACH), that is very visible to passing traffic. It is easily accessible to customers being on a high-traffic shopping strip. The premises of the business is a single-fronted shop with good equipment and rear parking. Nothing needs to be spent because the business already has all the equipment it needs to operate.

Current takings \$8500-\$9500 weekly.

During: October to may the taking is between \$12000 - \$14000 and more per week.

Simple menu / operation

Selling Charcoal chicken, souvlaki, hamburger, chips, salad & associated products

Rental \$600 per week (no body corp)

Outgoing appr. \$70 per week.

The business has a long-term lease 5=5, which will commence from the date the new

For Sale

CONTACT AGENT

Building Area

40sqm

Contact

Wahid Paykari

0423 820 278

wahid.dandenong@ljhooker.com.au

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Dandenong City
(03) 9877 9750

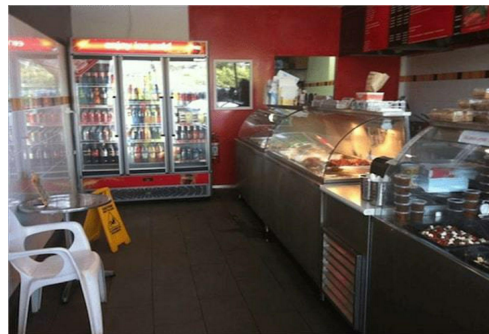
owner buys this business. This enables the business to operate in the location and premises that customers have already associated with it.

Operations are simple with only an owner-operator working full-time and assisted by a full-time staff member. Having simple operations enables the business to operate with few staff members to reduce wage costs for greater profit margins.

Openings time: Tuesday to Sunday. 9.45 —08:00 pm or longer if one wants

Asking price \$120,000 negotiable with the right buyer.

Wahid Paykari 0423820278



More About this Property

| | |
|---------------|--------|
| Property ID | 7Y8HWR |
| Property Type | Other |
| Building Area | 40 m2 |

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Commercial Specialist | wahid.dandenong@ljhooker.com.au

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