



Yalyalup, 3 Blum Boulevard

Thriving Local Business with Multiple Income Streams - General Store, Cafe & Liquor Store

Here's your chance to own a successful, multi-faceted business in the ever-expanding Willow Grove Estate. Sitting on 2,269m2 freehold land, this property features a 200sqm building with a general store, cafe, and liquor store, perfectly positioned to meet the growing needs of the community.

Business Features:

1. General Store

The heart of the property, the general store, caters to local residents with essential items like bread, milk, and everyday groceries. As the only retail store on the south side of the Bussell Highway, it enjoys a loyal customer base from nearby estates like Willow Grove, Country Road, Provence, and Via Vasse, offering unmatched convenience.

2. Café with Commercial Kitchen



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.

For Sale
Please Call

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LJ Hooker Property South West WA
(08) 9791 6880

A local favourite when it was operational, the café has huge potential for growth. With a small commercial kitchen already in place, it's the perfect spot for families in the area.

The café offers a golden opportunity to tap into the growing number of young families who would love to enjoy a coffee and a bite to eat while their children play at the adjacent playground. The corner location with two driveway entries makes it easy for trades with trailers to stop by, park, and grab breakfast, lunch, or a coffee.

As the area is set for continued development for many years, this market can be tapped into by offering hot takeaway food for busy mornings and lunch breaks.

3. Liquor Store

Attached to the general store, the liquor outlet is a convenient and popular stop for both locals and tourists, particularly during the holiday season. The nearby estates and visitors to the area make the liquor store an essential and profitable aspect of this business, saving customers the trip into town for their beverages.

Additional Property Features:

Ample hardstand parking and convenient easy access from two entries make this a convenient spot for:

1. Local Shopping
2. Liquor Store
3. Takeaway Food Outlet
4. Service Station

* Special Use Zoning: The special use zoning on this property allows for a variety of business uses, including:

Positioned just off the Vasse Highway, this store services a large local community and draws passing traffic, with easy access and parking. Adjacent to vacant council land with a children's playground, making it a family-friendly destination.

Walk-in, Walk-out Sale - Freehold Included!

This is a walk-in walk-out sale, including freehold land sold as a going concern; GST is not applicable.

The sale price does not include stock.

With the rapid development of nearby land and a growing population, this is an outstanding opportunity for an owner-operator to build a thriving business with multiple income streams.

Contact the Exclusive Selling Agent —Tim O'Sullivan 0452 656 280 for more details or to arrange a private inspection.



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More About this Property

Property ID	16AUHND
Property Type	Land/Development
Land Area	2269 m2

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