



## COMMERCIAL PROPERTY FOR SALE WITH BUSINESS PURCHASE

This Warehouse property with the business is the first time offered to the market for sale. The 317 M2 of 2 levels warehouse commercial industry property is offered for sale together with the maternity shop business.

This warehouse property has **ample onsite parking**. There are **no competitors nearby** within the area. It has **seven large fitting rooms** with seats, **two storage rooms**, and **two on-site bathrooms** for staff and customers. It is **fully airconditioned** and secured with **security cameras**.

This Warehouse property together with the business holds a **huge potential for growth and more high-income opportunities**. Investors and business buyers don't miss out on this exclusive chance to own a great and stable business!

Price	SOLD
Property Type	Business
Property ID	226

### Agent Details

Lily Small - 0427 674 974

### Office Details

LUX Business Sales & Advisory  
0427 674 974



## **Key Features and Benefits:**

- Australia's largest maternity store
- Established 18 years in the same location
- First time offered to the market for sale
- Stable suppliers
- Huge loyal long-term customers
- 18 years of Product Knowledge will pass on to the buyer
- One-stop Shop with all-season stocks
- No competitors close by
- Rent \$3,500/PM +outgoing
- Seven large fitting rooms with seat
- Two on-site bathrooms for staff and customers
- Two storage rooms, one with staff kitchen
- Kid's play area, lounge, and TV
- Easy exits and the loading zone in the back
- Ample onsite parking
- Open plan floor configurations available
- Fully air-conditioned with security cameras

## **Opportunity:**

- Develop social media presence and advertising
- Update the website for online shopping
- Approach more corporate companies
- Increasing wholesale and online shopping
- Under management
- 2 levels of Property potentially for sublease to other businesses

**Attention investors, business migration buyers, and entrepreneurs, this business opportunity is going quickly, don't miss out and contact us now!**

**Conclusion advertising:**

**Due to the current owner's health situation, the owner is willing to sell ASAP and is happy to discuss any reasonable offers.**

**FOR SALE:**

**Freehold business for sale: \$1,180,000 WIWO**

**For further information on this business investment opportunity, contact the exclusive business broker now:**

**Lily Small**

**Award Winning Business Broker and Advisor**

**Queensland Business Broker of the Year 2020 AIBB**

**Lux Business Sales and Advisory**

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**<https://www.youtube.com/watch?v=5EsRZu0GlgM>**

**Address: L 18, 175 Eagle St, Brisbane City 4000**

**Want to know more about this business? Simply submit an online confidentiality agreement. Or go to**

**<https://www.luxbusiness.com.au/> and use the reference number to search for the business.**

We request that, prior to expressing an interest in this business, you have the necessary capital or equity.

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