

1 Willcocks Ave, Narooma, NSW 2546

\$220,000

Other



Home by Montague- fantastic business opportunity in Narooma!

Discover a fantastic opportunity to secure a prime retail space and well established business in the heart of Narooma, NSW. Located at the famous Narooma Plaza, this property offers a highly sought-after location for your business. With its high visibility and excellent foot traffic, nestled between Woolworth, Aldi, butchers and Bottle shop this homewares business is thriving but still has room for personal touch!

Open for Inspection

By Appointment.

Boasting a 107 sq m generous floor area, this space provides ample room to showcase your products or services and the open layout allows for flexible customization. All display and shelves and all items in the store included in price.

Situated in a bustling commercial space, this business is surrounded by many other well established businesses, ensuring a steady stream of potential customers. Narooma is a vibrant coastal town known for its thriving tourism industry, making it an ideal location for retail businesses. Take advantage of the local community and the influx of visitors to maximize your business's potential.

- Great Returns - Gross Profits excellent - Books available - Excellent returns available
- 107 Sq m Floor Space + Big approx 20sq m storage room out the back to hold stock - access to loading dock
- Rental approx \$4,650 per month (inc Gst)
- Lease for additional 3 years with terms to renegotiate
- Sales of approx \$325,000 per year without any up sales and no on line presence.
- Stock at Valuation (SAV) - approx \$150,000
- Selling price is 2 years x profit before Tax
- Motivated Business owner - happy to include a hand over for 4-8 weeks with all buying instruments included
- Ability to add your own flair and buying requirements and run the shop. Plenty of upscale available
- 1 staff member plus 1 casual + 1 businesses owner

Don't miss out on this incredible opportunity in Narooma. With its prime location, ample space, and thriving local community, Home By Montague is sure to attract attention. Contact us today to arrange a viewing and secure your spot in this highly desirable location.

Listed By

John Murray

