



ERINBANK GIFT & BOOK STORE

Inner North-West Melbourne, VIC

VIC

ERINBANK GIFT & BOOK STORE (INNER NORTH-WEST MELB)
BFB3264

GREAT RETURN ON INVESTMENT

EXPRESSIONS OF INTEREST SOUGHT for this charming gift and book retailer located within a great part of Melbourne, the ideal business for this uniquely appealing suburb.

The store contains a broad selection of women's and children's clothing/accessories, toys, books, jewellery, homewares, and many, many other distinctive gift ideas. Its longstanding presence has firmly embedded it within the community, well frequented and cherished by a loyal customer base.

- Established 1993 - Operating from the same location for over 30 years
- Ideal location within a village-like suburb of inner-city Melbourne
- Great community standing - loyal & recurring clientele
- Favourably low rent compared to other businesses within the shopping strip
- Well-appointed staff that are willing to stay on
- Ideal for online shopping
- Sublease/Commercial License option as extra source of income
- 150m²
- Rear access through laneway for deliveries
- Close to public transport
- Great investment opportunity for first time business owners
- Current owner retiring

Fully fitted out retail store (cabinets and displays) positioned at the front end of the store, a separate section dedicated solely for the retail sale of books at the back of shop, and a rear area designated for storage and a loading bay entry point.

Should you be interested and wish to receive further information,

Price

Offers around \$110,000
included SAV
considered

Property
Type

Business

Property
ID

3264

Agent Details

David Flanagan - 0483 964 232
Cameron Prosser - 0483 960 232
BF Brokers HQ - 0388235400

Office Details

BF Brokers Victoria
Tooronga Village Suite 2.03, 1
Crescent Road Glen Iris VIC 3146
Australia
03 8823 5400



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Committed to Service and Integrity

please complete the online Confidentiality Deed and a fully comprehensive Business Profile will be made available to you. To discuss this and/or other business opportunities, please contact Muhammad Qasim on 0483 952 232.

*NB: *The business images shown are for illustration purposes only and may not be an exact representation of the business.*

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.