

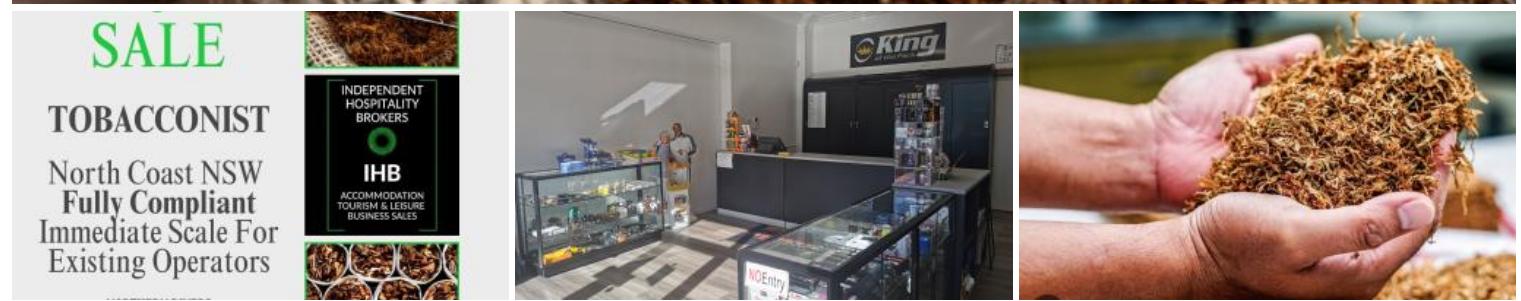


93 River St, Woodburn

SALE

TOBACCONIST

North Coast NSW
Fully Compliant
Immediate Scale For
Existing Operators



Fully Compliant Tobacco Retail for sale

PRICED TO SELL – TOBACCONIST, NORTH COAST NSW

Fully Compliant Tobacconist – Lifestyle Business Opportunity

Asking: \$149,000 WIWO

Strategically positioned in the Northern Rivers, this branded-tobacconist business offers a rare opportunity to acquire a well-presented, fully licensed tobacconist that has quickly established itself as the go-to destination for the area. With no direct competition for approximately 35km, the business enjoys a loyal local customer base as well as consistent passing trade from highway travellers.

The store is impeccably presented and operates strictly within the bounds of regulatory compliance – an ideal acquisition for a purchaser seeking a clean, professional operation with a reliable turnover of approximately \$9,000 per week in approved tobacco-related sales.

There remains genuine scope to grow the revenue streams further by introducing a wider range of convenience lines such as souvenirs, trinkets, giftware, soft drinks, and ice creams – ideal additions to capture tourist foot traffic and add high-margin add-on sales.

Price Vendor says – Present All Offers !
Property Type Business
Property ID 38

Agent Details
Steve Pursell – 0413 727 353

Office Details
Independent Hospitality Brokers
1300 698 020

INDEPENDENT
HOSPITALITY BROKERS



Rent is attractively priced at approximately \$1,100 + outgoings per month, offering a sustainable base from which to scale. This is a walk-in walk-out sale with all fixtures, fittings, and goodwill included – meaning you can hit the ground running from day one.

The current owners are pursuing an exciting new chapter and have priced the business for a timely and uncomplicated transition.

This would suit a motivated local operator seeking scale in the region or a regional investor looking to gain immediate traction in the area with an already trusted retail brand and significant upside potential.

Genuine buyers over \$145,000 are encouraged to enquire.

Discreet inspections available by appointment only.

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.