

# MELBOURNE PANEL BEATERS –

Insure your financial and lifestyle dreams become reality

***With the backing of the state's major insurance companies, this panel beating operation located in Melbourne's southern suburbs has expanded well beyond its initial humble beginnings.***

Commencing operation 11 years ago it was originally conceived as a small business to generate a tidy income. It has now grown to \$1.2 million turnover with a well-established clientele and enormous potential to develop further.

Ninety percent of its work is sourced through insurance companies, and the business enjoys an outstanding reputation and relationship with these companies.

With main road exposure and easy access to main arterials, the business boasts a superb location. The fully equipped 5,500 sq ft. factory is in a light industrial zone, and with parking space out the back there's always the opportunity for a new owner to expand the floor space to accommodate future growth. The freehold is available in addition to the asking price.

***THERE'LL CERTAINLY BE NO SHORTAGE OF WORK AND A NEW OWNER WITH ENTHUSIASM WILL BE RICHLY REWARDED.***

The lifestyle available in the region is reward in itself. Live by the coast and enjoy its scenic parks and beaches, or perhaps inner-city is more your style, amongst the bustle and pace of one of Australia's most exciting cities.

ASKING PRICE: \$495,000 + FREEHOLD OPTIONAL • CODE: V18-099 • STATE: VIC

Contact buyer enquiry centre

International: +61 2 9181 4477 • Australia: 1300 650 470

Or visit [www.chasemanhattan.com.au](http://www.chasemanhattan.com.au)

