

# Take the easy option

PROVEN TILE RETAILER WITH COASTAL MELBOURNE LOCATION

*Located only five minutes from one of Melbourne's most popular beaches, this tile retailer will make your first Australian business decision easy.*



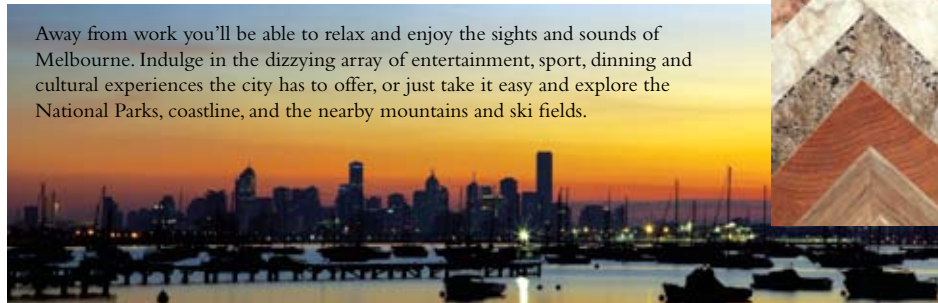
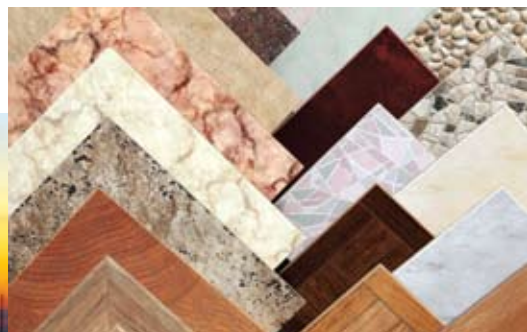
Established eight years ago the business sells an impressive selection of premium tiles to a clientele focused on purchasing a quality product rather than budget prices. Its range includes domestic, commercial and industrial tiles attracting homeowners and designers alike.

**BY FOCUSING ON THE HIGH-END OF THE INDUSTRY THE BUSINESS HAS AVOIDED THE SATURATED DISCOUNT SECTOR OF THE MARKET WITH ITS SMALL MARGINS AND LIMITED PROFITABILITY.**

The well-presented shop features frontage onto one of the city's main arterials with a high volume of traffic passing its doorstep every day. Located only 15 minutes from the CBD it's an easily accessible position in a busy shopping strip. In addition to the retail floor, the shop also includes mezzanine storage and large office with an extended lease on offer to the new owner.

Its ever growing reputation, excellent position, and the limited nearby competition ensure the business continues to attract new clients, adding to its already extensive existing clientele. Melbourne's active renovation and construction market has proven to be the ideal platform on which to build the business, continuing to go from strength to strength as Melbourne quickly rivals Sydney as Australia's largest city. Ideally the business would be perfect for a couple or family who are also looking to live in one of Australia's premier cities.

Away from work you'll be able to relax and enjoy the sights and sounds of Melbourne. Indulge in the dizzying array of entertainment, sport, dining and cultural experiences the city has to offer, or just take it easy and explore the National Parks, coastline, and the nearby mountains and ski fields.



Asking price: \$180,000 + SAV • Code: V20-236 • 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)

