38-40 SKINNER STREET, SOUTH GRAFTON, NSW, 2460









FOR SALE

WINNER PRICE - LOTTERY, NEWS & GIFTS

Anyone from the area will know and likely shopped in this Newsagency and Gift Shop. The shop is located in the main street that is steeped in history and attracts visitors and locals alike. The region is quick becoming an area of interest from investors who see capital growth underpinned by affordable housing and work availability.

Spread over 2 shops and at around 220 sqm this business caters for all your lottery, newsagent, extensive office supplies, Dry Cleaning agency and a gift store that would cater for every budget and many occasions. Household items, artwork, quality toys and decorative items offer a 'kid in a candy store' shopping experience. Additional income from office supply delivery, Ladbrokes, Bitcoin and freight pick up point and a Newspower member provides a real diverse business. Lottery training is required as a part of the purchase and the vendors can provide transitional support prior and post sale.

NOTE: Lenders may impose different lending criteria for business finance. We encourage interested parties to investigate such criteria with their lender or broker prior to requesting financial information or inspections.
The owners after over 15 years seek retirement and offer the business with all equipment, Point of Sale, fixtures and fittings for a new owner to continue operations for the new heavily reduced price of $150,000 + Stock. The vendors are committed to sell today with retirement plans for the owners now underway.

** South Grafton is centrally located between Coffs Harbour and Yamba in what is shaping up to be the new corridor of interest. With Grafton, Yamba and Coffs Harbour providing the 3 major hubs along an approximate 125km of unspoilt coastline. Along with several coastal villages, some just 35 minutes from Grafton, offering unspoilt beaches and rivers with an ideal climate in our region. A friendly country style town steeped in history and equally accessible hinterland wonders, those seeking a tree and sea change should check it out, I did and this business will see you well invested in this growing town.

Disclaimer: information contained herein is gathered from sources we believe to be reliable. The writer, @realty and its staff will not be held responsible for any act or omission arising from the accuracy of such material including property boundaries and floor plans. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way be limited to, and should be directed to, your financial adviser, legal

0 BED | 0 BATH | 0 CAR

PRICE:
$150,000

OPEN FOR INSPECTION:
N/A



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