



## FOR SALE

### VENUS BAY LICENSED GENERAL STORE + HOUSE + VACANT CORNER ALLOTMENT PRIME LOCATION FREEHOLD OR LEASEHOLD AVAILABLE ROOM TO EXPAND

#### LOOKING FOR A SEA CHANGE

Rare and unique opportunity to purchase this highly profitable business and land in the ever popular township of Venus Bay located on South Australia's pristine Eyre Peninsula approximately 7 hours by car from Adelaide (or 220km from Port Lincoln) and just 45 minutes drive from Streaky Bay.

Venus Bay is a boutique holiday and fishing township offering stunning rugged coastline and family friendly beaches. Here you will find strong year round tourist trade peaking through December - May.

The Venus Bay Licensed General Store is a highly successful and profitable business which has operated in the town for many years showing substantial growth over recent years. There is nothing to do or move in and expand on the huge potential that awaits.

The business comprises a general store, takeaway food and beverage, plus a cafe where customers can dine in and enjoy the scenery from the undercover patio and front deck.

The general store is very well stocked and includes sale of meat, seafood, bread, drinks, fruit & veg plus a large range of general grocery items. The store also sells fuel, LPG gas bottles and refills.

There is a huge range of takeaway food and drink options including fish & chips, burgers, toasted baguettes, milkshakes, coffee, juices and more, and the sale includes plant & equipment plus stock on hand.

The Licensed Cafe provides a "sit down" dining area including a well stocked bottle shop with a good range of wines, beer and spirits. This area has beautiful views of the pristine Venus Bay and Jetty.

0 BED | 0 BATH | 0 CAR

#### PRICE:

\$1,600,000 - \$1,800,000

#### OPEN FOR INSPECTION:

N/A



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