



OTA

## DOLLAR AND GIFT SHOP IN SCENIC SOUTH ISLAND AREA - (CML 11102)

Take this opportunity to own a profitable retail store in an area surrounded by the natural South Island beauty this region offers. The store is located in a modern building with large glass windows on two sides of the retail space making it a light and bright environment. Plenty of easy car parking is available for your customers.

This is a quality retail business selling gifts and other popular items including home decor, educational items, games, toys, party items and more, with no competition in the local area. Here is a wonderful chance to enjoy a work and lifestyle balance and establish yourself as a central part of this local community surrounded by beautiful Otago landscapes.

This business runs under management and offers a high gross profit. A working owner could reap the rewards of this business. Rent is very reasonable for a large sized retail area of approximately 600 sqm. Sales \$503,460.09 + GST per annum (2024 financial statements). A secure term lease that runs to 2046 is available.

The lifestyle and business balance in this scenic area is calling, whether you're after adrenalin adventures or leisurely walks, I can already feel the deep breaths of fresh country air and relationships building with the locals!

Price only \$149,000 plus stock of \$200,000.

Ring Kevin Lee now to discuss in more detail and take the first steps to achieving this dream South Island lifestyle.

\*\*To gain further information on this business please copy and paste this link into your browser; <https://rb.gy/bd8ve0>. You will be taken to the listing, click

<b>Price</b>	\$349,000
<b>Property Type</b>	Business
<b>Property ID</b>	11102

### AGENT DETAILS

Kevin Lee - 021575898

### OFFICE DETAILS

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on CONFIDENTIALITY AGREEMENT and please read the terms of before you complete our online form\*\*

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