



# ERINBANK GIFT & BOOK STORE

Inner North-West Melbourne, VIC

VIC

ERINBANK GIFT & BOOK STORE (INNER NORTH-WEST MELB)  
BFB3264

## GREAT RETURN ON INVESTMENT

**EXPRESSIONS OF INTEREST SOUGHT** for this charming gift and book retailer located within a great part of Melbourne, the ideal business for this uniquely appealing suburb.

The store contains a broad selection of women's and children's clothing/accessories, toys, books, jewellery, homewares, and many, many other distinctive gift ideas. Its longstanding presence has firmly embedded it within the community, well frequented and cherished by a loyal customer base.

- Established 1993 - Operating from the same location for over 30 years
- Ideal location within a village-like suburb of inner-city Melbourne
- Great community standing - loyal & recurring clientele
- Favourably low rent compared to other businesses within the shopping strip
- Well-appointed staff that are willing to stay on
- Ideal for online shopping
- Sublease/Commercial License option as extra source of income
- 150m<sup>2</sup>
- Rear access through laneway for deliveries
- Close to public transport
- Great investment opportunity for first time business owners
- Current owner retiring

Fully fitted out retail store (cabinets and displays) positioned at the front end of the store, a separate section dedicated solely for the retail sale of books at the back of shop, and a rear area designated for storage and a loading bay entry point.

Should you be interested and wish to receive further information,

**Price** Offers around \$110,000  
included SAV  
considered

**Property Type** Business  
**Property ID** 3264

## Agent Details

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please complete the online Confidentiality Deed and a fully comprehensive Business Profile will be made available to you. To discuss this and/or other business opportunities, please contact Muhammad Qasim on 0483 952 232.

*NB: \*The business images shown are for illustration purposes only and may not be an exact representation of the business.*

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