



Convenience store for sale

Overview:

Profitable, well-established Asian supermarket and hot food takeaway located in the prestigious Buderim area on the Sunshine Coast. High-margin business with strong local and international customer base, low overheads, and huge potential for further growth. Net profit has increased to 55% of sales since half of the shop was converted into a catering space.

Key Highlights:

- **Prime Location:** Located in Buderim, a high-income, high-spending suburb renowned for its beauty, safety, and community lifestyle.
- **Strong Financials:** Gross profit margin of 55%, outperforming local supermarkets (26%) and traditional Asian grocers (35%).
- **Unique Business Model:** Combined Asian grocery store and hot food takeaway — generating double the profit of a typical single-format business.
- **Established Customer Base:** 450+ local Australian members,

Price \$100,000 plus stock
\$45,000

Property Type Business

Property ID 613

Agent Details

Eva Xu - 0457 215 890

Office Details

LUX Business Sales & Advisory
0427 674 974



300 Korean members, 350 Chinese members, 60 Japanese members — growing steadily.

- Signature Hot Food Offering:** Famous for Peking Duck, Hong Kong BBQ, Korean Malatang, and Sweet & Sour Pork — loved by locals and tourists alike.

- Spacious, Fully Equipped Premises:** Approx. 380 sqm, including professional cold/freezer rooms, dry storage, and full commercial kitchen.

- Low Overheads:** Rent: \$3,078/month; Outgoings: \$1,280/month (including maintenance, waste management, and free water).

- Easy-to-Operate System:** Standardized hot food production — no need for skilled chefs, minimal labor required, easy management.

- Expansion Opportunities:** Strong demand to add dine-in area and coffee service. Ideal potential for Korean Fried Chicken and expanded Asian dining concepts.

Financial Summary:

- Annual Net Profit: Approx. \$200,000
- Asking Price: \$100,000
- Plus Stock at Valuation: Approx. \$45,000

Why Buy This Business?

- High profit, low risk.
- Unique, proven business model.
- Huge potential to expand takeaway, dine-in, and catering services.
- Minimal operational stress thanks to low rent and streamlined processes.
- Well-positioned for immediate takeover and continued success.

Rare opportunity — don't miss your chance to secure a highly profitable business in a premium location!

Attention investors and first business buyer, this business opportunity is in high demand, and it's not one to be missed.

FOR SALE: \$100,000 plus stock \$45,000

Contact the exclusive business broker now for further information on this business investment opportunity.

Eva Xu

Business Consultant

Lux Business Sales and Advisory

M: 0457 215 890

T: 1300 685 081

E: Eva@luxbusiness.com.au

W: <https://luxbusiness.com.au/>

<https://www.youtube.com/watch?v=5EsRZu0GlgM>

Level 14, 167 Eagle Street Brisbane Qld 4000

Want to know more about this business? Simply submit an online confidentiality agreement. Or go to <https://www.luxbusiness.com.au/> and use the reference number to search for the business.

We request that, prior to expressing an interest in this business, you have the necessary capital or equity.

The images shown are for illustrative purposes only. They do not purport to be an exact representation of the business. You are advised to conduct your due diligence. We accept no responsibility and disclaim all liability for any errors, inaccuracies, or misstatements.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.