

Under Contract



Shop 2, 456 Ruthven St, Toowoomba City



## New, Reduced Price! Very Profitable Independent Toowoomba Book Store

### Impressive Profit – Minimum Expenses

#### In Short

- **\$500,000 (approx) turnover p/a**
- **Low Over-heads**
- **5 and half days trade (potential for 7)**
- **1 fulltime and 1 casual staff**
- **Great little business with the lifestyle to boot**

The Book Tree, Toowoomba's only independent book store, is for sale. Established in April 2015, The Book Tree has quickly become an iconic Toowoomba must-see and exudes that quaint small book shop feel.

The Book Tree is perfectly located in the heart of the Toowoomba CBD, with exposure to considerable walk-by traffic each day and surrounded by banks, retail stores, professional services and cafes.

Trading for seven years, The Book Tree continues to grow and penetrate new markets and revenue streams, including through their online store, local delivery service and regular book launches, signings and speaking events by renowned and local authors that continue to grow in popularity.

The business has an extensive and loyal customer base and an established and with active Facebook and Instagram pages with over 4000 followers. The owners have established relationships with all major suppliers as evidenced by the extensive range of stock and provide an unmatched

Price	\$200,000 WIWO
Property Type	Business
Property ID	4

#### Agent Details

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#### Office Details

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**PICKET FENCE**  
PROPERTIES  
SELLERS' AND BUYERS' AGENTS

'special orders' service for those hard-to-find titles.

While the business continues to grow and return impressive profits, the current owners are looking to semi-retire. The Book Tree currently operates six days a week in Winter and seven days a week leading up until Christmas and over the Summer months, with an Owner/Manager and one casual staff member. Further opportunity exists to grow the Sunday trade and late night trading.

With an affordable long-term lease in place (particularly for the prime CBD location), coupled with a well-managed and systemised operation, The Book Tree achieves impressive financial results which would be the envy of any retail or hospitality business in the current climate.

The sale price is \$200,000, and includes all fittings, shelving and displays, counter and storage, POS System, IT hardware, training, database and social media accounts, (minimum stock value is \$100,000).

The price of \$200,000 includes genuine goodwill, including an extensive customer database, existing online store, Facebook/Instagram pages (4000+ followers) and established relationship with major publishers – so walk in and start trading today.

Well priced and with a genuine reason for sale - \$200,000 + SAV

For an information package contact Bryan Gray at Picket Fence Properties on 0414 568 936 or [bryan@picketfenceproperties.com.au](mailto:bryan@picketfenceproperties.com.au)

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