

Mini Supermarket for Sale Auckland CBD



For Sale

Location: **Auckland**
Asking: **\$780,000 + SAV**
Type: **Retail-Food Dairies/Superettes**

Mini Supermarket, \$35-40K/W. No Ciggis! High GP

This high-performing mini-supermarket in the Auckland CBD occupies 450sqm with a modern, high-end fitout designed for efficiency and growth. The space features wide aisles, extensive refrigeration and chillers, smooth customer flow, an upstairs office, and ample storage—an increasingly rare CBD asset.

A key advantage is the brand-new, unused commercial kitchen, fully compliant and ready for immediate food production and high-margin offerings.

Generating weekly sales of \$35,000 - \$40,000 without selling cigarettes, the business achieves an exceptional gross profit margin of ~40%. The recently renovated fitout, valued at over \$372,000 (nearly 50% of the purchase price), provides immediate asset backing and downside protection.

Key Business Highlights:

- * Strong weekly turnover of \$35,000 - \$40,000 with consistent walk-ins.
- * Surrounded by tourist accommodation and in the heart of a retail hub with an array of complementing businesses.
- * Exceptional gross profit margins averaging over 40%, driven by a high mark-up and NO Cigarette or Vape Sales.
- * Expansive 450sqm premises with high-spec fitout, wide supermarket-style aisles, fridges, chillers, and efficient layout.
- * Unused commercial kitchen, fully equipped and ready to unlock new revenue streams through food production and on-site sales.
- * Upstairs office and large storage area supporting scalability and convenience.
- * Significant growth upside via untapped opportunities such as scoop ice cream, coffee, beverages, and freshly prepared food.
- * High-value refurbished fitout exceeding \$372,000 in asset value.
- * Reasonable rent and outgoings relative to size and CBD location, supported by a secure lease.
- * Well-positioned for an owner-operator or investor seeking a premium CBD retail asset with multiple expansion levers.

Contact:

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LINK Business (Ellerslie)
Licensed REAA 2008
Broker Ref: EL05099

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Get in touch with the Exclusive Agents to enquire:

Ron Vazirani and Anil Vazirani

***Some details of the business for sale are confidential and can only be disclosed upon contacting the broker and a completion of a Confidentiality Agreement. Due to the confidentiality of this business a stock photo image may be used to represent the business.

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