



1 Williams Street, SMOKY BAY, SA 5680

Smoky Bay General Store – Freehold Business & Lifestyle Opportunity

Your Sea Change Starts Here!

Are you dreaming of a lifestyle away from the hustle and bustle? Look no further than the Smoky Bay General Store – a rare and exciting opportunity to own a well-established freehold business in the stunning coastal town of Smoky Bay, South Australia.

Perfectly positioned between Streaky Bay and Ceduna, this thriving business is the only store servicing the region, making it an essential hub for locals, holidaymakers, oyster industry workers, and travelers alike.

Business Features:

- Only shop between Ceduna & Streaky Bay
- Strong year-round trade with seasonal holiday surges
- Loyal local customer base + consistent tourist traffic
- Services over 30 holiday homes, 2 caravan parks, and a busy oyster industry

Included Offerings:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184752

SALE DETAILS

\$580,000 + Stock

CONTACT DETAILS

CEDUNA

5 McKenzie Street
CEDUNA, SA
08 8624 4700
RLA: 62833

Elaine Seal

0428 400 210

- Dine-in café and takeaway food
- Australia Post licensed outlet
- Sip'n Save Bottle Shop
- Grocery section: everyday essentials, ice, bait, fishing gear, stationery, hardware, apparel & more
- Fuel station: Petrol, Diesel, and Swap & Go Gas
- Generator backup for power continuity
- Well-organised Point of Sale (POS Now) and Xero accounting systems
- Full inventory of plant & equipment ### Walk-in, Walk-out

Facilities:

- Commercial cooking area & service counter
- Cool rooms with glass-fronted display doors
- Lockable Post Office section
- Walk-in bottle shop with display fridges
- Rear storage, office space, staff amenities
- Building area approx. 357 m²

No prior retail experience? No worries. On-site training provided, including requirements for the Australia Post agency.

Why Smoky Bay?

This beautiful seaside town is a hidden gem ### known for its pristine beaches, oysters, and friendly community. Enjoy a slower, more relaxed pace of life while running a highly profitable and respected business. The quieter off-season months allow for flexibility and downtime to enjoy life.

An Exceptional Opportunity

Whether you're a couple, family or a solo entrepreneur, this business offers a sustainable income, an enviable lifestyle, and the chance to become a cornerstone of a vibrant regional community.

Contact Elaine today to learn more or to arrange a private inspection ### opportunities like this don't come around often!

- Commercial Type:
- Building Area: 12.00 square metres
- Zoning: Commercial







