



579-581 Minimay-Frances Road, MINIMAY, VIC 3413

Rare Lifestyle & Business Opportunity on Three Titles

Offered for sale for the first time in more than a decade, the iconic Minimay Store presents a unique opportunity to combine country living with a long-established business.

Set on approximately 6,202m² across three separate titles, this versatile property offers a comfortable family home, a well-equipped retail business returning a modest profit, and ample space with potential for future possibilities.

Operating as a valued hub for the local community, the Minimay Store is offered on a genuine walk-in, walk-out basis, with all fixtures and fittings, stock and furniture included in the sale. Continue the business as it stands or explore opportunities to further develop its appeal as a destination stop for travellers and visitors to the district.

The business services a loyal customer base of local residents, property owners, workers and shearers, while also benefiting from seasonal tourist traffic visiting nearby lakes, including Charlegrark and Bringalbert.

Current offerings include takeaway food, liquor and ice sales, supermarket essentials,

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TYPE: For Sale

INTERNET ID: 300P184915

SALE DETAILS

\$495,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street

Naracoorte, SA

08 8762 7900

RLA: 62833

Lee Curnow

0427 620 864

and fuel.

The business premises comprise a main shopfront, multiple storage and cool rooms, kitchen, office, toilet, additional storage or bedroom, and a covered outdoor entertaining area with TV, seating and wood heater, for either personal or customer use.

Positioned separately from the store, the neat three-bedroom timber-framed home provides comfortable accommodation.

The home features a practical kitchen with electric appliances, spacious living with split-system air conditioning and slow-combustion heating, three bedrooms with built-in robes, ceiling fans and bar heaters, a family bathroom with shower, bath and vanity, plus a separate toilet.

Outside, the property includes a four-bay shed with concrete floor and power, rainwater storage, bore water, and a freestanding transportable building with a variety of potential uses.

With three separate titles totalling approximately 6,202m², this is an exceptional opportunity to embrace a relaxed rural lifestyle while owning an established business that has long been at the heart of the Minimay community.

Property Highlights

- Long-established country general store offered walk-in, walk-out.
- Flexible business with scope to expand.
- All stock, fixtures, fittings and furniture included.
- Retailing takeaway food, liquor, ice, fuel and grocery essentials.
- Comfortable three-bedroom residence.
- Four-bay powered shed with concrete floor.
- Rainwater tanks and bore water supply.
- Three separate titles totalling approximately 6,202m².
- Servicing both the local community and seasonal tourist traffic.
- A rare opportunity to secure a unique lifestyle, home and business package in the welcoming Minimay community.

For more information or to book a time to inspect this opportunity first-hand, please contact selling agent Lee Curnow on 0427 620 864. Inspections are strictly by appointment.

Council: West Wimmera Shire

Council Rates: \$1,300 approx per annum

Land Size: 6,202m2 approx

Zoning: Retail Premises/Farming

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Business Type:











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