

# For Sale

## *Mulga Products (S.A.)*

## *Black Stump Pavers and Blocks (S.A.)*

*Mulga Products (S.A.)* estab. over 15 yrs. ago, manufacturer of hand made, pre cast concrete, post 'n' rail fencing, sleepers and *Black Stump Pavers and Blocks (S.A.)*, est. 2004 producing cast stone pavers, capping, walling blocks. Located in Gawler selling direct and with agent / distributors through the metro and country areas. Own and expand this unique system. This business has huge potential to expand.

All Plant, Equipment, stock, Licensing Agreements, 1300 # , web site access, instruction manuals, promotional material are included in the Sale, there is enormous potential for an enthusiastic operator. The current owners have built up an excellent reputation and will train the future owner in the process of manufacturing these unique products.

The Property / Business has fantastic views is situated on the outskirts of Gawler (Gateway to the Barossa Valley) in South Australia.

The Town will experience a growth approaching 25% over the next few years with a major Delfin Development about to commence and this business is perfectly situated in the development area itself, to take advantage of that expansion with its Landscaping & Nursery products

The home has 3 bedrooms, 1 bathroom, two living areas, double carport, double garage, verandah, entertainment area, split system r.c. air. Low maintenance landscaped gardens surround the home with landscape night lighting and full drip irrigation.

A 19m x 24m production shed with lunch room, 16m x 6m workshop, 9m x 4m storage shed, along with product display area. Set on 8,094 sq. m. of landscaped grounds with fully automatic irrigation.

*Freehold Property and Business*      \$740,000--

*Property Only*      \$490,000--

*Business Only*      \$250,000--

*Mulga Products (S.A.), Black Stump Pavers and Blocks (S.A.)*

- Plant and equipment	\$18,000—
- Moulds	\$107,208—
- Mulga Products / Black Stump (Australia) License (for S.A.)	\$35,000—
one off fee with existing agents	
- Mulga Products / Black Stump (Australia) Annual fee	\$5,000—
- Stock on hand	\$30,000—

- 1300 #, Licensing Agreements, web site access, instruction manuals, training, displays, Agent set up, good will

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