

# Service Station for Sale Melbourne



## For Sale

Location: **Melbourne**  
Asking: **\$875,000**  
Type: **Service/Fuel Stations**

### SOLD Profitable Branded Service Station for Sale in Melbourne | NEED MORE

Business for Sale Victoria - Petrol Station/ Service Station for sale Melbourne - Inner City

Introducing an Exceptional Service Station Opportunity!

Looking for a remarkable investment in the fuel and convenience store industry? Presenting an extraordinary service station that promises lucrative returns.

#### Key Features:

1. Prime Location: Highly visible with growing fuel volume, attracting customers seeking a top-notch service experience.
2. Fully Managed: Enjoy hassle-free ownership without day-to-day operational responsibilities.
3. Secure Long-Term Lease: A solid foundation for over 20 years, ensuring stability and peace of mind.
4. Impressive Sales Figures: Monthly fuel sales average around 400,000 litres, with the convenience store generating approximately \$52,000 in monthly revenue. There is no LPG in this location.
5. Favourable Rent Terms: Monthly rent of \$26,675 (excl. expenses) with minimal annual increases. Sub-lease the food truck to reduce rent or earn extra income in this high-density inner-city location.
6. Branding Flexibility: Choose to rebrand or continue with the existing exciting brand (offers great payment terms), establishing your unique identity.
7. No Fuel Bond Required: Streamlined investment process without unnecessary hurdles.
8. Versatile Investment: Ideal for ambitious working owners or savvy investors seeking a profitable venture with stability.

Don't miss out on this remarkable opportunity for success and growth! Contact us today to secure your stake in this thriving service station.

#### EXCLUSIVE LISTING

Please contact Sam on 0423 610 444 to complete confidentiality agreement and receive more information. Each buyer will be fully vetted before providing location or sensitive information. Vendor won't accept subject to finance offer.

#### Disclaimer

The financial information and statements pertaining to the aforementioned business have been prepared exclusively based on the information provided by the vendor to Business Brokers Network Australia. Consequently, Business Brokers Network Australia does not provide any guarantee as to the

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