

# Branded Petrol Station for Sale Melbourne



## For Sale

Location: **Melbourne**  
Asking: **\$675,000**  
Type: **Service/Fuel Stations**

## Branded Petrol Station for Sale Near Melton | 188 Visa Suitable

Exciting Business Opportunity - Profitable Service Station with Outstanding Potential! Guaranteed commission 6.6 cents per litre for 300,000 litres per month.

"Making money is art and working is art and good business is the best art." - Andy Warhol

Are you ready to embark on a lucrative venture in the thriving fuel and convenience store industry? Look no further! We present to you an exclusive offer that promises not just stable earnings but also the potential for substantial growth.

Key Features of this Exceptional Opportunity:

- 1. 10-Year Fuel Agreement with a Growing Brand:** Step into success with a solid 10-year fuel agreement alongside a rapidly expanding brand, ensuring a steady stream of customers. Commission site generous fixed 6.6 cents per litre GUARANTEED volume 300,000 litres per month! Seller will pay min \$19,800 per month even if volume drops.
- 2. Long Lease Term with Flexibility:** Benefit from a lease term of approximately 12 years, and the landlord may even extend it after just 3 years. As the purchaser, you are subleased for the same period, providing excellent flexibility and long-term security.
- 3. Prime Location with Limited Competition:** Nestled in a strategic location, this business enjoys the advantage of having limited food options nearby, ensuring high foot traffic and customer demand.
- 4. Strong Revenue Streams:** With an impressive shop sale of approximately \$72,000+ per month and an average of 303,000+ litres of fuel sales monthly (ULP & DIESEL), the revenue potential is nothing short of exceptional.
- 5. Low Operational Costs:** With reasonable rent at \$12,000 plus GST per month and rental increments tied to the CPI, you can keep operational costs under control.
- 6. Designed for success:** Seller (Fuel Brand) will ensure min \$19,800 per month fuel income even if fuel volume drops. This is in addition to the profit from shop sales which is for the purchaser to keep. As an owner-operator, you can enhance profits further by drawing a wage.

**7. Minimal Owner Involvement:** Worried about the daily grind? Fear not! The service station is currently running under efficient management, allowing you the luxury of minimal involvement. You can even run the shop under full management, backed by the vendor's expert assistance if required.

## Contact:

Sam Razzak  
0423 610 444

[aubizbuysell.com.au/118228](http://aubizbuysell.com.au/118228)

Business Brokers Network  
Australia  
Broker Ref: 20235



8. No Fuel bond or stock to be paid. Appx Total Investment: \$807,000 (Price \$675,000 + Stock Appx \$60,000 + Rental Bond: \$72,000). Subject to finance won't be accepted by the vendor.

**Potential:**

Shop has a well setup kitchen area. An individual possessing strong culinary expertise exhibits considerable potential, given their versatile skills in preparing various delicacies such as kebabs, burgers, etc. This proficiency becomes particularly advantageous in the vicinity of a service station, where limited food options are available.

**Seize the Moment and Take Charge of Your Financial Future!**

This opportunity is not to be missed! With a well-established presence, strong sales figures, and the support of a reputable brand, this service station is poised for exponential growth. Whether you are a seasoned investor or an aspiring entrepreneur, the prospects here are simply too enticing to overlook.

Contact us now to secure your spot in this thriving industry and pave the way for your own success story! Act swiftly, and watch your dreams of financial prosperity become a reality.

Contact Sam Razzak for more information 0423 610 444.

