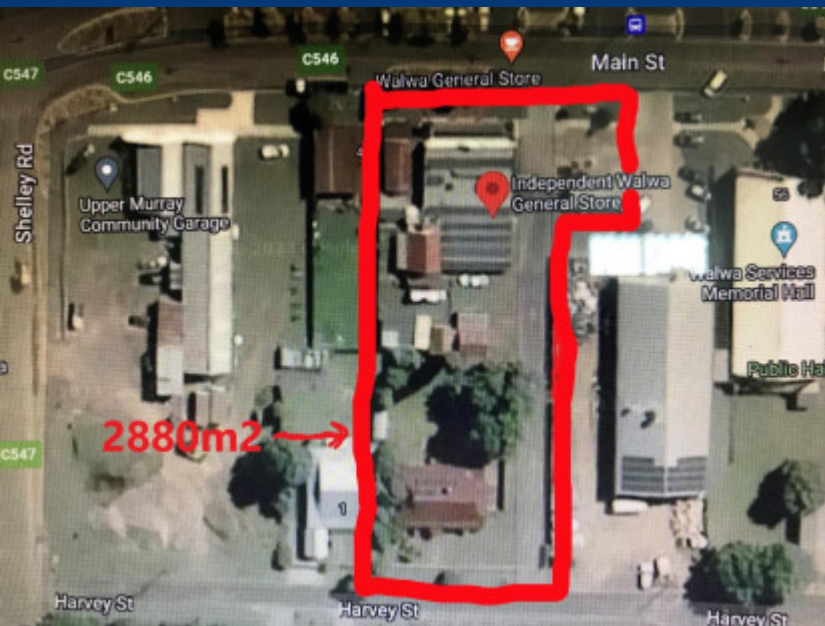


# General Store & Fuel for Sale Victoria



## For Sale

Location: **VIC**  
Asking: **\$899,000**  
Type: **Retail-Food Dairies/Superettes / Service/Fuel Stations**

### Huge Freehold business

A beautiful country town in Gods own country. You will love the clean air, the serene surroundings and friendly locals.

And a solid, 3 bedroom house with a separate - fully self contained 2 bedroom apartment. 2 families can live here.

Takings are at \$23,000 per week on average ( 1.2 million annually) because the business offers multiple revenue streams as well as the iconic freehold general store.

On offer is a busy General store, Café & takeaway, Newsagency, large area for Fuel sales, stock feed, hardware and many tourism benefits such as fishing licences and bait & tackle.

There is a - 3 Kw Solar System on the main residence, and the business has a huge 25Kw Solar System to help the shop run efficiently.

The shop has short hours, currently from 8AM and closes at 5PM.

A new Vendor can choose to open later and provide take away meals which will increase the takings/profit a lot.

The current owner also offers bric-a-brac and antiques with multiple display rooms, that could be utilised for expanded dine in options.

I believe as the Agent, this would improve the business even greater. There is a lot of money in Take Away food. !!!

Walwa offers the wonderful country lifestyle for family. There is a primary school, a Hotel/Pub, the local Caravan Park and a nursing centre/ medical centre and many local businesses.

The huge town of Albury/Wodonga is approx an hour away if you want to visit the Country Big Smoke. (city)

This is a great investment in a freehold and business that will be a great, long term investment for your family. Buying the freehold is GOLD !!

As an Agent, I offer the services of an associate who is a very successful Finance adviser that is the best in the business.

Due Diligence is welcomed and all potential purchasers must substantiate all financial information before proceeding to an offer.

For more information Quote BSV 0952 and call Michael NOW !!! on 0400 645 133 - or submit an enquiry.

### Contact:

Michael Keltie  
0400 645 133

[aubizbuysell.com.au/119672](http://aubizbuysell.com.au/119672)

Business Brokers Network  
Australia  
Broker Ref: 20896

