

Branded Service Station for Sale Bairnsdale VIC



For Sale

Location: **VIC**
Asking: **\$600,000**
Type: **Service/Fuel Stations**

Global Brand. Service Station for Sale Near Bairnsdale | 188 Visa Suitable

Business for sale in Victoria - Service Station for Sale in Victoria - Fuel Station for Sale near Bairnsdale

Key highlights of this opportunity include:

- *High Potential Location: Situated in a strategic location with promising growth prospects.
- *Global Fuel Brand: Enjoy the benefits of partnering with a well-established and trusted fuel brand.
- *Low Operating Hours: With approximately 12 operating hours per day, there is ample opportunity to optimize efficiency and profitability.
- *Favourable Lease Terms: Benefit from a low rent of approximately \$160,680 ex GST with approximately 24 years remaining on the lease.
- *Strong Performance Metrics: Impressive fuel volume of 1.71 million litres last year, coupled with gross shop sales of \$462,435.
- *Potential for Conversion: The property has the flexibility to be converted into a truck stop, catering to a diverse range of clientele.
- *Fully Renovated Shop: The shop has undergone a complete renovation, including brand new kitchen equipment, resulting in minimal ongoing expenses.
- *Semi-Managed Operation: Currently semi-managed with three casual employees, making it an ideal opportunity for owner-operators seeking hands-on involvement.
- *No Fuel Bond Payable: Eliminate the need for upfront fuel bond payments, streamlining the acquisition process.
- *Minimal competition in the area makes it a secure investment
- *Well maintained facility
- *Low Acquisition Cost: Compared to other fuel stations, the asking price of \$600,000 plus stock at valuation presents an attractive investment opportunity.

EXCLUSIVELY LISTED WITH NATIONAL BUSINESS SALES & VALUATIONS

Please contact Sam on 0423 610 444 to complete confidentiality agreement and receive more information.

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