

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.

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 accuracy of said statements and financial information. Business Brokers Network Australia shall not be

Contact:

Sam Razzak
0423 610 444

aubizbuysell.com.au/121360

Business Brokers Network
Australia
Broker Ref: 21531



held liable for the veracity of such statements and financial information. In light of these circumstances, Business Brokers Network Australia strongly advises all prospective buyers of this business to obtain their own independent accounting, legal, and financial advice, as well as to conduct their own due diligence regarding the business. The image utilized is purely for illustrative purposes and serves to protect the privacy of the seller. It does not in any way depict the actual business or its products.

