



National
BUSINESS SALES & VALUATIONS

For Sale

Location: **Melbourne**
Asking: **\$395,000 WIWO**
Type: **Service/Fuel Stations**

Shell Petrol Station for Sale (WIWO) Regional Town Near Melbourne

Business for sale in Victoria - Service Station for Sale in Victoria - Fuel Station Service Station for in regional town near Whittlesea

Introducing a great opportunity which has further growth potential. Located in a regional area yet only ~64 km north of Melbourne CBD. This shop has the necessary space to run a supermarket with liquor. It is hence also suitable for supermarket owners who wish to get into the service station business.

Walk In Walk Out (WIWO) - no financials available.

- *Full training available
- *Sublease with full independence of setting up your own price and margins
- *Regional area and no competition close by
- *Rent Per Annum \$250,000 ex GST plus outgoings
- *High 4.8m clearance allows for easy truck access
- *Near new plants and equipment with a fully setup commercial kitchen allows for food offerings
- *Large premise. 537 sqm building is setup for supermarket style operation (e.g., IGA express, SPAR or similar) with food, Tatts/lotto, liquor, fresh produce & grocery (Tatts & Liquor subject to approval by relevant authorities)
- *Long secured 26+ years lease
- *Not a 24-hour site
- *Near new bowers and tanks ensuring low maintenance costs
- *Superb location with easy access for traffic from both sides
- *Potential buyers will be VETTED, and information will only be provided to genuine QUALIFIED buyers with sufficient funds available
- *Suitable for owner operators and experienced investors alike
- *Purchaser should have sufficient funds to cover fuel and rental bond plus stock on top of the purchase price (Appx \$300K)
- *Price \$395,000 plus stock (negotiable)

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

Disclaimer

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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.