

## Service Station Plus Freehold

**For Sale!**



## For Sale

Location: **VIC**  
Asking: **\$2,495,000**  
Type: **Service/Fuel Stations**

### **\*PROUDLY SOLD\* Profitable Service Station with Freehold for Sale Near Lakes Entrance**

Business for sale in Victoria -> Service Station for Sale in Victoria - > Free Hold Service Station

Freehold service station opportunity for the astute investor or experienced operator to grab.

Freehold

- \* Land size ~864 sqm with excellent rental yield
- \*Refurbished site with new bowers, sign boards, lines, and shop with fully functional commercial kitchen
- \*Landlord owns bowers, and other equipment
- \*Secured lease with appx 7 years remaining with 4x5 years of options
- \*Rent \$162,816 ex GST Per Annum plus Outgoings
- \*Outgoings 100% paid by the tenant
- \*Fixed rental increase 3%
- \*Located close to a major national highway
- \*Price \$1.8M

Service Station - The Business

- \*Average Monthly Fuel Volume ~ 110,000 Litres
- \*Average Monthly Gross Shop Takings ~\$140,000-\$150,000
- \*Convenience store, bottle shop & hot food
- \*Secured fuel supply agreement with a global brand
- \*Trial and training available
- \*Regional area
- \*Top brand
- \*Near new plants and equipment with a fully setup commercial kitchen allows for food offerings
- \*Long secured lease
- \*Not a 24-hour site
- \*Near new bowers and lines 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
- \*Suitable for owner operators and experienced investors alike
- \*Price \$695,000 + Stock Appx \$120,000

\*\*\*ONLY SERIOUS BUYERS WITH SUFFICIENT FUNDS TO QUERY\*\*\*

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

Disclaimer

### **Contact:**

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