



For Sale

Location: **VIC**
Asking: **\$375,000**
Type: **Service/Fuel Stations**

Truck Stop for Sale Near Cobram | Regional Victoria

Business for sale in Victoria - Service Station Petrol station for Sale in Victoria - Fuel Station Service Station for Sale in Regional Victoria

Located on a major highway, this business presents tremendous growth potential for a hands-on owner-operator. Upon completion of Asphaltting the premise can operate as a truck stop which is likely to increase the shop sales and fuel volume.

*Service station with convenience store, commercial kitchen and a 2-bedroom accommodation

*Located on a major highway

*Long 25+ year lease; head lease will be transferred to the purchaser

*Enjoy a monthly rent & outgoings of \$11,667 ex GST. With a sublease contributing \$1,700 Inc GST per month, your effective rent is reduced to \$11,134 Inc GST per month.

*Average monthly shop sales ~\$44,000 ex GST and fuel volume ~65,000 litres @20-25 CPL

*Optional: Vendor can run fuel price board for 12 months post settlement and provide a guaranteed min fuel commission of 6 cents for 1.44M litres per annum

*A 15-year competitive fuel supply agreement will be provided

*Convenience store plus commercial kitchen for food inside

*No requirement to buy shop products from specific supplier, you will have full independence

*Shop is suitable for owner operators

*Purchasers will undergo a thorough vetting process and offers subject to finance will not be accepted

*Price \$375,000 + Stock

ONLY GENUINE BUYERS WITH SUFFICIENT FUNDS TO QUERY. SUBJECT TO FINANCE OFFERS WON'T BE ACCEPTED.

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

Contact:

Sam Razzak
0423 610 444

aubizbuysell.com.au/128895

Business Brokers Network
Australia
Broker Ref: 1073



Disclaimer

The financial information and statements pertaining to the aforementioned business have been prepared exclusively based on the information provided by the vendor to National Business Sales & Valuations. Consequently, National Business Sales & Valuations does not provide any guarantee as to the accuracy of said statements and financial information. National Business Sales & Valuations shall not be held liable for the veracity of such statements and financial information. In light of these circumstances, National Business Sales & Valuations 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.