

Independent Service Station for Sale Bendigo VIC



For Sale

Location: **VIC**
Asking: **\$475,000 + SAV**
Type: **Service/Fuel Stations**

High Exposure Site | Long Lease

Business for Sale in Victoria - Service Station for Sale - Business for Sale in Victoria Independent Fuel Station for Sale Service Station for Sale near Bendigo

Take advantage of this rare opportunity to own an independent service station in one of the busiest commercial zones in the city. Situated on a high-traffic arterial road, this fully equipped site offers fuel, convenience, and food services with complete autonomy over suppliers and pricing. With strong monthly sales and a long secure lease, it's the perfect asset for owner-operators seeking profitability and control.

- * Independent Ownership: The site is fully independent. Set your own fuel and shop pricing
- * Prime Location: Positioned on a major road in Bendigo surrounded by national retailers and constant vehicle flow
- * Strong Sales Figures: Average monthly fuel volume is approx. 139,451 litres and shop sales average \$62,780.20
- * Secure Long Lease: Lease secured until 2032, plus further 5+5 year terms
- * Attractive Rent: Monthly rent is \$11,536.47 + GST plus outgoings
- * Fully Equipped: Includes bowsers, price board, shop fit-out, and commercial kitchen ready for seamless operation
- * Undermanagement: Currently run under management, offering potential salary savings of \$80,000-\$100,000 annually for owner-operators
- * Fuel Supply Agreement: Existing five-year fuel supply agreement with flexibility to renegotiate or switch suppliers when due.
- * Food & Grocery Sales: Business includes a food offering a high-margin opportunity for expansion
- * Reason for Sale: Vendor is divesting due to other business commitments
- * Price: \$475,000 + Stock Approx. \$80,000

ONLY GENUINE 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.

Contact:

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Business Brokers Network
Australia
Broker Ref: 1122



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