



## For Sale

Location: **VIC**  
Asking: **\$345,000**  
Type: **Transport/Automotive**

### Commission Site Service Station Truck Stop for Sale Near Cobram | Regional Victoria

Business for Sale in Victoria - Service Station for Sale - Business for Sale in Victoria Fuel Station for Sale

Upgraded site with new asphalting completed by the vendor. This allows larger trucks to enter the fuel station ensuring higher revenue. There is also a 2-bedroom accommodation that is unused which can be utilised. This is one of the few businesses that come with guaranteed min income.

- \*Service station with convenience store, commercial kitchen and an unused 2-bedroom accommodation.
- \*Located on a major highway
- \*10-year commission agent agreement
- \*A generous fuel commission 6 cents Inc GST per litre
- \*Min 1,440,000 litres per annum fuel volume is guaranteed by the vendor ensuring min \$86,400 income per year
- \*Average monthly shop sales ~\$42,626 ex GST, shop sales are 100% for the commission agent to keep
- \*All forecourt maintenance responsibility is with the vendor
- \*Low monthly rent \$7,000 ex GST plus outgoings
- \*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 \$345,000 + Stock + rental bond for 3 months. No fuel bond is required.

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

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Disclaimer

### Contact:

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