

Freehold Service Station for Sale Bendigo VIC

**SERVICE STATION
(FREEHOLD ONLY)
FOR SALE**

For Sale

Location: **VIC**
Asking: **\$5,500,000**
Type: **Service/Fuel Stations**

National
BUSINESS SALES & VALUATIONS

Freehold Service Station - Property Only for Sale in Bendigo| High ROI

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In uncertain economic times, real estate remains one of the most resilient asset classes. Unlike fiat currency, which can be printed at will, land and location are finite. This property offers not just a hedge against inflation but a fortress of financial stability. National Business Sales & Valuations is pleased to offer to the market Caltex Bendigo located in Bendigo city. Vendor has spent significantly to upgrade the site with new fibreglass underground tanks, new lines, refurbished shop and forecourt. Located on a busy road, this corner plot with a sizeable block of land in the main Bendigo city has potential future upside.

*Tenanted to a related entity of the vendor that is an established business in the fuel industry for 12 years (~11 years remaining) + 3 x 5-year options (Total ~26 years remaining with options).

*Lease is secured by a personal guarantee with 3 month's rental bond from the current tenant.

*CTZ Commercial 1 Zone in Bendigo city with potential future upside.

*Property comes with a fuel station and a convenience store.

*Fixed, compounding 3% annual rent increases ensure continuing income growth. Additionally, a 3% fixed increase at each option renewal provides guaranteed rental uplift, effectively taking the gross rent payable in year 27 to \$782,842.63, with a combined potential rental return over the remaining lease term (with options) of approximately \$14M.

*Sizeable land in Bendigo! Land ~1426 sqm land with ~331 sqm building.

*Net Income \$373,890 Inc GST, tenant pays 100% outgoings excluding land tax.

*Fully refurbished - landlord has invested significantly to install modern underground fibreglass tanks, new lines, forecourt upgrades, etc., ensuring safety, low maintenance, and longevity of the site.

*22,000 vehicles per day on McCrae/Midland Hwy intersection (VicRoads 2024 count) unbeatable exposure.

*Greater Bendigo 125,805 today, forecast 172,239 by 2046 ($\approx 1.7\%$ p.a.) more drivers, more fuel, more spending.

*Contract of sale and lease will be provided upon request to qualified buyers.

*Appx ROI 6.18%, asking price \$5,500,000

Contact:

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Business Brokers Network
Australia
Broker Ref: 1123.3



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

Disclaimer

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