



For Sale

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

Commission Site in Regional Victoria | High Exposure

Business for sale in Victoria - Service Station for Sale in Victoria - Fuel Station Service Station for Sale in Melbourne - Commission Site for Sale

Amazing opportunity to grab located in a major regional town in Victoria. This business combines high fuel throughput, strong shop sales, and a secure commission structure with minimal operational risks. With the shop already under management, it's a turnkey investment yet for hands-on operators, the potential to lift sales and profitability even further is clear.

- *Major regional town with over 125,000 residents
- *Average Gross Monthly Shop Sales \$50,000+ @40% shop margin
- *Average Monthly Fuel Volume 284,000+ Litres
- *Busy road
- *Shop is currently fully under management, owner operators are likely to grow sales further
- *10-year commission agent agreement
- *No branding fees
- *3.3 Inc GST CPL commission
- *Shop sales related profit is 100% for the commission agent to keep
- *Monthly rent \$10,000 ex GST plus outgoings
- *No requirement to buy shop products from specific supplier
- *Forecourt maintenance is vendor's responsibility
- *No fuel bond payable which is savings of appx \$120,000
- *Purchasers will be fully vetted and no 'subject to finance' will be accepted
- *Price \$495,000 + Stock Appx \$70,000

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

Disclaimer

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Contact:

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