# Freehold Service Station - Property Only for Sale Bendigo


# For Sale

Location: VIC

Asking: $5,500,000

Type: Asset Sales / Transport/Automotive

## High Return Freehold Service Station - Property Only | For Sale in Bendigo

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

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 inflationbut 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 (≈ 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:

Sam Razzak
0423 610 444

aubizbuysell.com.au/130283

Business Brokers Network Australia
Broker Ref: 1134

***ONLY SERIOUS BUYERS WITH SUFFICIENT FUNDS TO QUERY***

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS (Internal Ref: 1134)

Please contact Sam to complete confidentiality agreement and receive more information.

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.