



For Sale

Location: **VIC**
Asking: **\$615,000 + SAV**
Type: **Services-Other**

EAST GIPPSLAND FREEHOLD POST OFFICE AND RESIDENCE

ABOUT:

The Cann River Post Office with an attached 3 bedroom residence has been owned and operated by our retiring lady vendor for the past 27 years presenting a 5 day work from home lifestyle opportunity having secure Australia Post income.

THE BUSINESS:

The Post Office section attached to the front of the residence comprises 1 large counter and epos machine with 120 private boxes. The major part of the working operation involves incoming parcels and banking facilities with presentation of Australia Post products that includes Stationary, Gifts, Books complying with Australian Post requirements with ample room for storage and parcel collection.

With over 200 delivery points and with minimal operating expenses Australia Post commission payment effectively represents owners net income.

THE RESIDENCE:

Comfortable country style 3 bedroom residence plus office being set on a 1012 Sq Metres having many updated additions and renovated features over its lifetime.

Situated opposite a beautiful park with a low maintenance treed garden with established fruit trees the business and residence will immediately appeal to the lifestyle buyer seeking income security.

SERVICES AND PRODUCTS:

Services include mail and parcel collection and delivery facility with other postal services that includes bill payments, banking plus the sale of the general range of Australia Post products.

THE REGION:

Contact:

Chris Keeshan
0407 407 050 or [1300 150 094](tel:1300150094)
aubizbuysell.com.au/130916

Business Brokers Network
Australia
Broker Ref: 25077.1



Cann River is situate at the junction of the Princes and Monaro Highways being 3 hours from Canberra and just 1 hour from the magnificent Sapphire Coast region. Surrounded by State Forests this proud community boasts a Bush Nursing Centre, Community Centre, V line daily service with supporting business's that include a motel, bakery, hotel, cafes and and fuel outlets with proposed reopening of the IGA Supermarket plus Primary and Secondary High Schools just 10 minutes from the residence.

Recreational activities include nearby coastal beaches, boating fishing, camping and bushwalking right at your front door.

TRADING HOURS:

Monday-Friday 9am - 5pm with 1 hour lunchtime closure each day

No weekend opening

COMMISSION INCOME:

2024: 87K

2025: 90K

OPPORTUNITY SUMMARY:

The business would ideally suit a couple with a customer focused background wanting to embrace lifestyle with secure on going income.

Priced to sell with bank borrowing options available.

For further information please contact Select Business Brokers as detailed.