



For Sale

Location: **VIC**
Asking: **\$450,000**
Type: **Service/Fuel Stations**

Commission site for sale in Wodonga |Shell Branding

Business for sale in Victoria - Service Station for Sale in Victoria - Commission Agent Station Service Station for Sale in Wodonga - Regional Victoria

Amazing opportunity to acquire a Shell Branded commission site. This site is recently acquired by the head tenant. No financials, fuel or shop sales reports available. NO 'SUBJECT TO FINANCE' PLEASE.

- *Vendor estimates the shop sales \$80K per month and 350K litres of fuel per month
- *Commission 3.3c per litre, with minimum guaranteed 250,000 litres per month
- *15 years sublease term (Vendor buy back option available from 2nd year). Commission agent can sell to third-party.
- *Shop sales 100% for the commission agent. Commission agent has independence of sourcing their own shop supplier
- *Monthly Rent \$12,000 plus GST plus outgoings
- *3 months' rent free (Outgoings still payable)
- *Merchant fee will be paid by the Vendor
- *Purchaser must have sufficient funds to pay for the price, stock and rental bond
- *Price: \$450,000 plus stock at valuation

BUYERS WILL BE VETTED. ONLY SERIOUS BUYERS WITH AVAILABLE FUNDS TO QUERY. NO 'SUBJECT TO FINANCE' PLEASE.

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

Please contact us at 1300 89 88 87 to complete confidentiality agreement and receive more information.

Contact:

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Business Brokers Network
Australia
Broker Ref: 1188



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