

TOP END REGIONAL SERVICE STATION WITH FREEHOLD

ESTABLISHED BUSINESS | STRATEGIC LOCATION | STRONG FUTURE POTENTIAL



PRIME, LIMITED FUEL SUPPLY
One of only three fuel supply locations in a major tourism area in the Top End of the NT.



FREEHOLD PROPERTY
Substantial 4,640m² site included, with established infrastructure and room for future opportunities.



40 YEARS AND GROWING
Long-established business with significant mining expansion projected in the region.



MODERN, EFFICIENT AND READY
New pumps, large fuel storage capacity and a 22kW (80-panel) solar system generating around half of annual power usage.



\$1,800,000 WIWO
(Walk In Walk Out, sold as is, with stock at valuation)

 **ENQUIRE TODAY**
[Agent name / phone / email]

For Sale

Location: **Darwin**
Asking: **\$1,800,000**
Type: **Service/Fuel Stations**

TOP END REGIONAL SERVICE STATION WITH FREEHOLD

Established Fuel Business Freehold Property Tourism & Regional Growth Potential

\$1,800,000 WIWO (Walk In Walk Out Includes Stock)

An excellent opportunity exists to acquire a long-established service station business together with its freehold property, strategically located in a major tourism area in the Top End of the Northern Territory. With a 40-year trading history and being one of only three fuel supply locations in the area, the business occupies an important position servicing local residents, businesses and visitors to the region.

The sale includes a substantial 4,640m² freehold property, established fuel infrastructure, a well-patronised mini-mart and several facilities offering scope for future development. The business is easily managed by a small staff, making it attractive to both experienced operators and first-time business buyers.

The region also offers potential for future economic growth, with significant mining expansion projected and multiple mineral deposits currently under investigation. These developments could create additional demand for fuel, convenience retail and related services.

Key Features:

- * 40-year trading history with an established presence in the local community
- * Highly profitable with annual revenue over \$3 million.
- * One of only three fuel supply locations servicing a significant Top End tourism area
- * Freehold property included, comprising a substantial 4,640m² site
- * Large fuel storage capacity comprising 26,000 litres diesel, 26,000 litres unleaded petrol and 5,000 litres premium petrol
- * Recently installed fuel pumps and full environmental reports available
- * Well-patronised mini-mart stocking a wide range of household essentials and automotive consumables
- * Simple operating structure, with the business capable of being managed by a single staff member for majority of trading hours

* Large commercial kitchen, currently unused, providing potential to introduce additional food services

Contact:

Andrew Hahn
0413 013 367 or 08 8941 3000

aubizbuysell.com.au/135122

Business Brokers Network
Australia
Broker Ref: 26619



- * Onsite demountable accommodation, suitable for staff use
- * Substantial 22kW commercial solar system generating approximately half of annual electricity requirements and reducing power bills by around 50%
- * Full security camera coverage across the business
- * Regional growth potential associated with projected mining expansion and ongoing tourism activity

The combination of established fuel sales infrastructure, convenience retail operations and freehold property ownership provides a solid foundation for a new owner. The substantial landholding, unused commercial kitchen and onsite accommodation also offer opportunities to explore additional services and income streams.

For a purchaser seeking an established fuel business, this opportunity offers a straightforward operating model, substantial physical assets and the security of owning the underlying property rather than leasing business premises.

With limited local fuel supply competition, a long trading history and expected future demand from regional development, this business presents a very rare & attractive opportunity for an owner-operator or an established fuel retailer looking to expand into the Top End of the NT.

For further information contact Andrew Hahn today on 08 8941 3000 or andrew@tbsav.com.au.

Licensed Agent: AL 1040 16 Smith Street, Darwin NT 0800

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