

SOLD
BY TRIDENT

For Sale

Location: **Melbourne**
Type: **Service/Fuel Stations**

Inner Melbourne Independant Service Station for Sale

Listed exclusively with TRIDENT Business and Corporate Sales is this independent petrol station in inner Melbourne.

Positioned on one of the major roads through Ascot vale and Flemington with 1000\'s vehicles passing daily.

Excellent access and exposure.

Cheap rent only \$4500 per month

19 years left on the lease

currently under management and would benefit from a hands on owner.

Does not trade 24 hours

Excellent commission of 12 cents on fuel sales.

Additional income from drinks, lollies, cigarettes, trailer hire, ice sales etc.

This is definite improver in the right hands with excellent scope to further grow and expand the business.

Contact the listing agent Majed on 03 8687 2116 for more detailed sales information, released only after signing a confidentiality agreement.

TRIDENT Business and Corporate Sales and/or their agents have been given exclusive authority to market and sell this business for the Vendor. Therefore, they give notice that all information given in relation to this property, whether contained in this document or given orally, is given without responsibility and has not been audited by us. People intending to purchase should satisfy themselves as to the accuracy of all information before proceeding. TRIDENT does not accept, and specifically excludes any and all liability relating to the business.

(Our reference T1200) - Some images used for illustration purposes only - TRIDENT Business reserves the right to limit the release of information to parties who do not disclose their full contact and identity details to the listing agent upon inquiring about this business.

Contact:

Majed BaFaqih
0402259796 or [0386872116](tel:0386872116)

aubizbuysell.com.au/72626

Trident Business and Corporate
Sales

Broker Ref: 3812396

