## Service Station for Sale Cessnock NSW



## **For Sale**

Location: Asking: Type: NSW \$4,200,000 Service/Fuel Stations

## Freehold Successful Service Station with General Store and cafe for sale

This long-established Hunter Valley Service Station and General Store with newsagency and cafÃ $^{\odot}$  boasts only three owners in 85 years. This excellent and rare freehold opportunity has arisen due to the current Owner turning their focus to their core (and non-competing) business.

The business provides friendly and professional service to the local residents, mining community and the burgeoning tourist trade.

- \* Currently fully managed would also suit owner-operator, partnership or family run business
- \* Underground tanks in great condition with certification
- \* As new bowsers/hoses, covered under canopy
- \* Location is a busy road used by residents, workers and tourists
- \* Trades from early morning to 6pm
- \* Employees run under management (refer to agent for more details)
- \* Fuel sales average 104,000L p/month approx. and growing
- \* Strong demonstrable profitability and consistent sales growth
- \* Large 2100m2 approx site with lots of parking

For more information about this exciting opportunity contact Rick Di Mecola of Merchant Business Brokers on 0478 104 777.

## **Contact:**

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