



## For Sale

Location: **VIC**  
Asking: **\$325,000**  
Type: **Retail-Food Dairies/Superettes**

### General Store - your rent is paid and a big NET income. 3 bedroom residence.

\$ 1.3 million in takings and still room for growth.

Living and working in a coastal location is a great place to live and run a business.

There is a certain peace about it that you cant get in a city.

A great opportunity as this General store " leasehold " has multiple streams of income

This general store is situated in Port Albert Victoria 3971, in a prime position and excellent location.

Right on the busy road with ALL the passing traffic, into the town which is in the heart of the Gippsland Lakes

An outstanding business that has a full Post Office, Liquor license, news-agency, petrol sales and a wide variety of consumable products including fishing gear and much more.

The leasehold also has a 3 bedroom residence, for your convenience.

There is no opposition for about 20 kms, and this is a one stop shop with no deliveries, a top income and offers a great financial future for the right people

This business is patronised with locals, holiday makers, passing traffic and people going boating and fishing, yes Port Albert has it all !!

The area is famous for the ninety mile beach which is renowned for its fishing, surfing and beautiful beaches.

Annual takings are very steady \$1,300,000 plus !! and has unlimited potential and would be suitable for a husband and wife team.

The owner is prepared to stay on to assist the ingoing purchaser to make the transition easier.

Port Albert is a great coastal and country town and running a business here will always beat the lifestyle of the city and suburbia.

The location is the best, and is close to all facilities such as the hospital, schools and doctors, a nice sea change and enjoy working for yourself.

Price is \$325,000 plus stock, and finance can be available to approved purchasers.

Come do an inspection and you will love the place

Genuine enquiries only and inspection by appointment only.

For more information call Michael NOW !!! on 0400 645 133, or submit an offer.

### Contact:

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Business Brokers Network  
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