

Shell Petrol Station for Sale Greater Melbourne



N National
BUSINESS SALES & VALUATIONS

For Sale

Location: **Melbourne**
Asking: **\$580,000**
Type: **Service/Fuel Stations**

Shell Petrol Station for Sale Regional Town Near Melbourne

Business for sale in Victoria - Service Station for Sale in Victoria - Fuel Station Service Station for in regional town near Doreen

Introducing a great opportunity which has further growth potential. Located in a regional area yet only ~64 km north of Melbourne CBD. This shop has the necessary space to run a supermarket with liquor. It is hence also suitable for supermarket owners who wish to get into the service station business.

- * Trial Available for Average Monthly Fuel Volume ~ 200,000 Litres
- * Trial Available for Average Monthly Gross Shop Takings ~\$60,000 (Low cigarettes)
- * Trial and training available
- * Sublease with full independence of setting up your own price and margins
- * Regional area and no competition close by
- * Reasonable rent
- * High 4.8m clearance allows for easy truck access
- * Near new plants and equipment with a fully setup commercial kitchen allows for food offerings
- * Large premise. 537 sqm building is setup for supermarket style operation (e.g., IGA express or similar) with food, Tatts, liquor, fresh produce & grocery (Tatts & Liquor subject to approval by relevant authorities)
- * Long secured 26+ years lease
- * Not a 24-hour site
- * Near new bowsers and tanks ensuring low maintenance costs
- * Superb location with easy access for traffic from both sides
- * Potential buyers will be vetted, and information will only be provided to genuine qualified buyers
- * Suitable for owner operators and experienced investors alike
- * Price \$580,000 + Stock Appx \$100,000

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

Please contact Sam on 0423 610 444 to complete confidentiality agreement and receive more information.

Disclaimer

The financial information and statements pertaining to the aforementioned business have been prepared exclusively based on the information provided by the vendor to National Business Sales & Valuations. Consequently, National Business Sales & Valuations does not provide any guarantee as to the accuracy of said statements and financial information. National Business Sales & Valuations shall

Contact:

Sam Razzak
0423 610 444

aubizbuysell.com.au/123771

Business Brokers Network
Australia
Broker Ref: 1063



not be held liable for the veracity of such statements and financial information. In light of these circumstances, National Business Sales & Valuations strongly advises all prospective buyers of this business to obtain their own independent accounting, legal, and financial advice, as well as to conduct their own due diligence regarding the business. The image utilized is purely for illustrative purposes and serves to protect the privacy of the seller. It does not in any way depict the actual business or its products.

