

# Profitable Service Station for Sale Lakes Entrance VIC



## For Sale

Location: **VIC**  
Asking: **\$2,495,000**  
Type: **Service/Fuel Stations**

### Profitable Service Station with Freehold for Sale Near Lakes Entrance

Business for sale in Victoria -> Service Station for Sale in Victoria - > Free Hold Service Station

Freehold service station opportunity for the astute investor or experienced operator to grab.

#### Freehold

- \* Land size ~864 sqm with excellent rental yield
- \*Refurbished site with new bowsers, sign boards, lines, and shop with fully functional commercial kitchen
- \*Landlord owns bowsers, and other equipment
- \*Secured lease with appx 7 years remaining with 4x5 years of options
- \*Rent \$162,816 ex GST Per Annum plus Outgoings
- \*Outgoings 100% paid by the tenant
- \*Fixed rental increase 3%
- \*Located close to a major national highway
- \*Price \$1.8M

#### Service Station - The Business

- \*Average Monthly Fuel Volume ~ 110,000 Litres
- \*Average Monthly Gross Shop Takings ~\$140,000-\$150,000
- \*Convenience store, bottle shop & hot food
- \*Secured fuel supply agreement with a global brand
- \*Trial and training available
- \*Regional area
- \*Top brand
- \*Near new plants and equipment with a fully setup commercial kitchen allows for food offerings
- \*Long secured lease
- \*Not a 24-hour site
- \*Near new bowsers and lines 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 \$695,000 + Stock Appx \$120,000

\*\*\*ONLY SERIOUS BUYERS WITH SUFFICIENT FUNDS TO QUERY\*\*\*

### Contact:

Sam Razzak  
0423 610 444

[aubizbuysell.com.au/124652](http://aubizbuysell.com.au/124652)

Business Brokers Network  
Australia  
Broker Ref: 1067



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 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.

