

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:

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Business Brokers Network
Australia
Broker Ref: 1067



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

Disclaimer

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