

# Petrol Station & Bottleshop for Sale Melbourne

**Service Station  
Commission Site**

**For Sale**

**National**  
BUSINESS SALES & VALUATIONS

## For Sale

Location: **Melbourne**  
Asking: **\$239,000**  
Type: **Service/Fuel Stations / Retail-Food  
Liquor**

### Bargain! Petrol Station Bottleshop Commission Site for Sale in Regional Victoria

Business for sale in Victoria - Service Station Petrol station for Sale in Victoria - Fuel Station Service Station for Sale in Melbourne

4-in-1 - service station, bottle shop, general store and accommodation. Newly renovated site with new shop fit outs, underground lines, a new tank and new pumps.

Step into a profitable and sustainable business without the stress of managing fuel prices! This business offers a seamless entry into the fuel retail sector with the vendor fully managing the fuel price board, ensuring a guaranteed minimum income of \$57,600 (Inc. GST) per year. Currently under management, this business presents tremendous growth potential for a hands-on owner-operator.

\*Fully renovated Global Reputed Brand, located on a busy highway

\*Great shop sales! Estimated Gross Monthly Shop Sales \$65,000 - \$85,000

\*Guaranteed commission 4 cents for 120,000 Litres fuel volume per month. Projected volume to be 150,000 per month due to renovations and addition of highly sought after Diesel

\*Very Low Monthly Rent - \$7,000 ex GST

\* 2 Bedroom accommodation attached

\*Long Lease

\*Suitable for Owner Operators

\*No expensive branding fees

\*Shop sale benefit is 100% for the commission agent to keep

\*No requirement to buy shop products from specific supplier, you will have full independence

\*Shop is currently under management, but it is suitable for owner operators

\*No fuel bond payable which is savings of appx \$120,000

\*Price \$239,000 + Stock

THIS LOW PRICE IS RARE, SO HURRY!

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

Disclaimer

### Contact:

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Business Brokers Network  
Australia  
Broker Ref: 1070



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