

## Service Station For Sale!



## For Sale

Location: **Melbourne**  
Asking: **\$415,000**  
Type: **Service/Fuel Stations**

### Service Station Commission Site for Sale Near Melton

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

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 \$118,800 (Inc. GST) per year. Currently under management, this business presents tremendous growth potential for a hands-on owner-operator. Maximize your earnings by leveraging the fully equipped kitchen to boost shop sales and take the business to new heights.

Plus, with plans for the vendor to uplift the canopy (4.8 Meter) at vendor's cost for larger trucks, fuel sales are likely to soar even further!

- \*Global Reputed Brand
- \*Average Gross Monthly Shop Sales \$68,000+
- \*Average Monthly Fuel Volume 321,000+ Litres
- \*Very Low Monthly Rent - \$8,000 ex GST plus outgoings
- \*Fully setup kitchen allows for further growth in hot food sales.
- \*Long Lease
- \*No branding fees
- \*Guaranteed 3.3 cents commission paid to commission agent (min \$118,800 Inc GST PA)
- \*Shop sales related profit is 100% for the commission agent to keep
- \*No requirement to buy shop products from specific supplier
- \*Shop is currently under management, but it is suitable for owner operators
- \*No fuel bond payable which is savings of appx \$120,000
- \*Fuel price board and compliance reports done by the vendor
- \*Purchasers will be fully vetted and no 'subject to finance' will be accepted
- \*Price \$415,000 + Stock Appx \$70,000

#### EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

#### Disclaimer

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