

# Branded Petrol Station for Sale Ballarat VIC

**Service Station**  
**Multiple Income Stream**  
**FOR SALE**

**National**  
BUSINESS SALES & VALUATIONS

## For Sale

Location: **VIC**  
Asking: **\$775,000**  
Type: **Service/Fuel Stations**

### Fully Renovated | Multiple Income Stream

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

5-in-1 - service station, food, convenience store, accommodation and separate bottleshop (permits approved). Newly renovated site with new shop fit outs, new kitchen, underground lines, a new above the ground tank and new pumps. Vendor spent over \$400K renovating the site.

- \*Shop comes with a fully secured competitive 15-year fuel supply agreement
- \*Great shop sales! Average Gross Monthly Shop Sales \$72,000+ and Fuel Volume 143,000+, huge potential for further growth in this growing area
- \*Multiple income stream. 5-in-1 - service station, food, convenience store, accommodation and separate bottleshop (awaiting LCV approval)
- \*Business is attached with a 3 bedroom fully renovated accommodation. Purchasers can live or rent it out for extra income
- \*Monthly Rent \$13,733 ex GST
- \*30+ years of long lease
- \*Shop is currently under management. Suitable for owner operators and investors alike
- \*Huge potential in this growing area
- \*Bottleshop town planning permits are approved from council, awaiting LCV approval
- \*Buyers will be fully vetted before any information is supplied, serious buyers with sufficient funds to query only
- \*Price \$775,000 + Stock

Independent fuel stations are rare these days. Act quickly to secure it!

EXCLUSIVE LISTING WITH NATIONAL BUSINESS SALES & VALUATIONS

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

### Contact:

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