



**Branded Independent Service Station in Melbourne -
Ref: 17549**

Fuel Sales 370,000 to 400,000 litres per month approx.

Shop Sales \$80,000 per month approx.

- Service station on a corner position of a busy main road only 8km from the CBD
 - Offers 4 pumps, good margin on fuel
 - Increase takings by expanding the shop sales menu and product line
 - No direct competition in the nearby area and the takings on an increasing trend
 - Very easy to operate, with good systems in place
 - Offers a sublease income from a Kebab shop of \$1,000 pcm
 - On a secure long lease and attractive rent
 - Perfect for an owner-operator looking at expanding the business
 - The current owner will provide full training to the buyer
- Dont hesitate or this attractive opportunity will disappear!

Asking: \$950,000

For more information about this listing, please contact the agent below.

Agent: Varun Sharma

Mobile: 0450 824 492

Email: varun@firstchoicebb.com.au

First Choice Business Brokers

Level 1, 532 Station Street, Box Hill

www.firstchoicebb.com.au

Phone: (03)

\$950,000

Contact: Varun Sharma
0450 824 492

Type: Automotive

<https://www.firstchoicebb.com.au>