



Independent Shell Service Station in Prime Location - Ref: 14459

Fuel Sales: 130,000 litres pcm

Shop Sales: \$30,000 pcm

- Independent Shell service station for sale, ideally located on a high-traffic main road 120km from Melbourne.
 - Features four fuel pumps and an on-site shop with a healthy 12-15 cent margin, ensuring consistent sales.
 - Opportunity for shop expansion to increase in-store sales and attract more customers.
 - Option to sublease the garage (current rent is \$3,466 pcm).
 - Suitable for owner-operators seeking independence or investors looking for a reliable income stream.
 - Potential for growth with a strong brand affiliation, strategic location, and room for expansion.
 - Integral part of the local economy, contributing to job creation and supporting the community.
- Call on to find out more!

Asking: \$350,000

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

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First Choice Business Brokers

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\$350,000

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