



**Independent Regional Victoria Service Station - Ref: 18451**

Fuel Sales: 650,000 litres pcm

Shop Sales: \$60,000 pcm

- Busy service station located on the outskirts of Ballarat along a major highway, attracting a steady flow of customers.
- Monthly rent is set at 10% of shop sales.
- Earns a fuel commission of 2.2 cents per litre, contributing to revenue and profitability.
- A one-year-old site and offers 10 brand new pumps.
- The shop enjoys strong profit margins.
- 24-Hour operation and maximizing revenue potential.
- Offers a 9-year lease for long-term security.
- The potential to introduce hot food service presents opportunities for business growth.
- Semi-under management, with the current owner offering training.

This opportunity can not to be missed!

Asking: \$320,000 plus stock

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

Agent: Varun Sharma

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First Choice Business Brokers

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Phone:

**\$320,000**

**Contact:** Varun Sharma  
0450 824 492

**Type:** Automotive

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