

Sensational service station – 30 plus years and ready to go

Instant income



Located in coastal northern New South Wales, this service station and convenience store offers solid revenue, consistent income and strong growth prospects.

Having been established for over 30 years, the business is a proven investment that will generate revenue from day one.

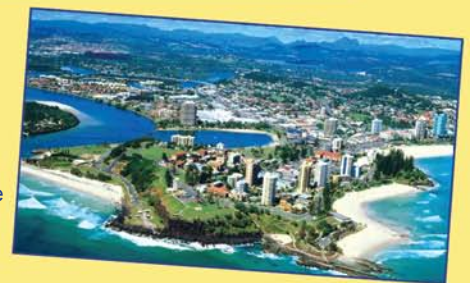
Backing onto the scenic Tweed River, with private ramp access, and adjoining the Tweed River Motel, its ideal location and exposure to passing traffic ensure a regular clientele of locals and tourists who pour through the region between Bryon Bay and the Gold Coast, two of Australia's holiday hotspots.

On top of the significant petrol turnover, revenue comes from convenience store, cafe and hot food sales. There's also a fully equipped noodle bar, which although currently unused, would add another dimension to the business.

There's also opportunity to purchase the one acre freehold title to the site. The site includes two buildings – the first houses a Fruit and Veg barn, the second larger building includes the Petrol Station, the Convenience Store and Noodle Bar, a 100-seat Restaurant a smaller restaurant, and a 3-bedroom residential apartment – a perfect home for the new owner.

The Fruit & Veg barn and smaller restaurant are currently leased generating consistent rental income in addition to the petrol station revenue. The larger restaurant can also be leased out, or, for an ambitious new owner, offers another opportunity to expand the business further.

Whatever you decide, with the strong residential and infrastructure growth in the region you'll be perfectly positioned for the future.



Lifestyle-wise you can expect to relax into a local atmosphere that's somewhere between country and the city. The town has all the modern conveniences and facilities but still retains its coastal charm. You'll be near beaches and the river, and only 30 minutes from either Bryon Bay or the Gold Coast.

ASKING PRICE: \$350,000 + SAV + FREEHOLD OPTIONAL • CODE: N17-175 • STATE: NSW

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