



## FOR SALE

### STRONG BUSINESS - WITH ACCOMMODATION \$195,000 INCLUDING PLANT AND EQUIPMENT PLUS SAV - FREEHOLD AVAILABLE.

Set on South Coast Highway, which is Albany's main arterial road heading West, this Convenience Store business has a high exposure to a substantial traffic flow from which to draw customers. The business is in Orana, which along with its neighbour McKail, are two fast developing suburbs of Albany as the larger blocks are infilled and new homes are built on the available land, all of which provides extra clientele.

Early morning starts have seen this business capture the "tradie" buy and go food market, and with fuel also available with many of those patrons surprised at the quality and range of food available.

Turnover has been very consistent and as a bonus since the Covid 19 Lockdown, business has increased.

Plant and equipment are in excellent condition with an easy-to-use kitchen and good storage and chiller space.

The current owners have very flexible hours with the use of two employees that delivers not only an excellent income but a nice lifestyle as well.

Good accommodation on site is provided with the business which will save you time and a lot of money. Importantly, the business will come with a long lease with options.

Finally, as a bonus the "Freehold" is available at a figure of \$425,000 (sold as a going concern - GST free) which will allow you to truly be the master of your own destiny.

For further information please contact Jeremy Stevenson from @realty on 0427 183 688

0 BED | 0 BATH | 0 CAR

#### PRICE:

\$140,000 plus plant and Equipment and Stock at Val

#### OPEN FOR INSPECTION:

N/A



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