



# FOR SALE

## PRICE REDUCTION PRIME SERVICE STATION AND RETAIL OPPORTUNITY IN THRIVING EAST COAST OF TASMANIA

- Service Station/ Mechanical Workshop and retail
- East Coast TAS 7190
- Contact Agent

@realty Commercial is offering this fantastic freehold mixed-use property for sale, which is a simple yet affordable asset that has it all.

Located in the heart of Triabunna, this Ampol-branded service station and mechanical workshop has proudly served the local and wider community for many years. Triabunna is a gateway to Maria Island National Park, attracting tourists from around the world. This freehold business presents a unique and compelling opportunity with a well-renowned reputation that extends beyond Orford and Triabunna, encompassing clients from the East Coast region and tourists traveling from all over Tasmania.

The fuel Company is responsible for maintaining the fuel equipment, including pumps, bowsters, and underground tanks at no cost to you, which is a great money saver for the potential buyer. All profits from fuel sales belong to you. There are 3 tanks and 6 pumps with a total capacity of 28,600 litres (approximately). Currently, sales are over 10,000 litres of fuel per week (approximately), and the shop sales generate approximately \$2,800 per week with a great profit margin of about 50-70%. The workshop currently generates a turnover of \$4,000 - \$5,000 per week (approximately).

### KEY FEATURES:

- 2 Experienced staff members
- A dealership allows you to control the fuel price.
- Very low overheads
- Lots of potential!
- Easy business to run
- Land size 808 sqm
- Planning zones - Local business
- 1 bathroom and laundry

0 BED | 1 BATH | 6 CAR

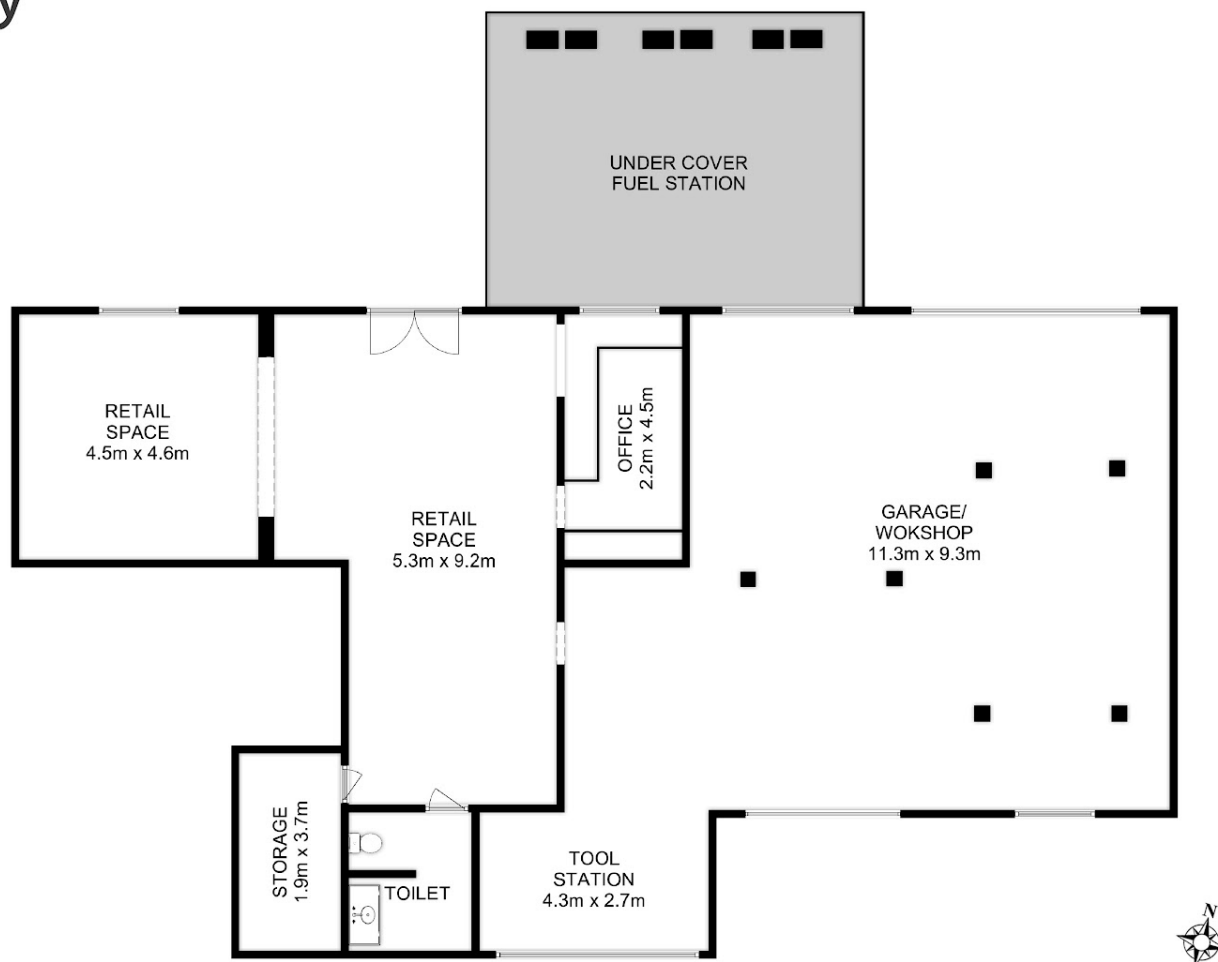
PRICE:  
\$649,500

OPEN FOR INSPECTION:  
N/A



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Total Approx. Office/Retail Area : 75 sqm

Total Approx. Garage/Workshop Area : 106 sqm

**Total Approx. Building Area : 197 sqm**

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.