



, Cobram VIC 3644

## Near Cobram ?Busy Intersection - Hot Food, Petrol **\*\*SOLD SOLD SOLD\*\***

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Located on a busy intersection between Cobram, Finley and Shepparton.

\* Selling best Hot Food in Town.

\* Monthly sales of \$40,000 Hot Food and Shop Sales per Month in Winter  
And Up to \$60,000 in Shop Sales per Month over Summer

\* Rent \$3,500 Per Month Plus GST and Outgoings

\* Long Lease 5 x 5 x 5 x 5

\* Selling Only 25,000 Litres fuel Per Month at average 10 CPL

\* No petrol branding or signs at the site. Needs signs to increase sales.

\* Serving the best Hot Food and great service for over 30 Years.

\* Liquor Shop and Convenience Store included.

\* Immaculate site with a lovely 3 Bedroom Dwelling.

\* Fully Equipped Kitchen and large preparation area.

\* Diesel and ULP tanks and pumps on site.

\* Very short hours - 6 1/2 Days per week

\* Potential to open longer and improve sales and takings.

\* All training and assistance will be provided.

\* For experienced operator only.

\* Will suit owner/operator.

\* Walk in to profitable business at half the price!

Asking Price \$39,000

For more information and to obtain all financials please contact Fay  
Medawar on 0400 565 668

Automotive  
FOR SALE