



, 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