



Enjoy great income with a

# North Queensland Petrol

# Station that will run itself



**Not only does this well-established petrol station generate excellent revenue and income, it's also your ticket to a range of possible lifestyle destinations.**

Currently run under management, the station operates independent of the owner meaning you'll be able to locate yourself anywhere in Australia, from tropical North Queensland to the fabulous beaches of Perth in Western Australia.

**THE PETROL STATION SITS ON A 1,690 SQ METRE PREMISES IN A SMALL TOWN 1 HOUR SOUTH OF CAIRNS. A PETROL STATION HAS BEEN LOCATED ON THE SITE FOR 80+ YEARS.**

As well as selling petrol and gas, the station operates as a convenience store and takeaway, selling a general array of groceries and essential items, and a menu of hot takeaway food.

The client base centres on the local community with the business being the only petrol station and convenience store in town. Additional revenue comes from the commercial traffic passing through the area and the high volume of tourists who visit one of Australia's most popular holiday regions.



THE PURCHASE PRICE INCLUDES THE FREEHOLD, PLANT AND EQUIPMENT, AS WELL AS ANY PROFIT UNDER THE CURRENT MANAGEMENT AGREEMENT. Under the agreement, the owner receives any income generated from petrol and gas sales and a percentage of takings from the store and takeaway.

While the current management arrangement can be continued, you'll also have the opportunity to step into the operation if you're looking to take on an owner/operator role. Conveniently, a modern 3-bedroom, 2-bathroom house with new kitchen is also located on the site. Make it your new Australian home or rent it out for additional revenue.

Already the business boasts an annual turnover of \$3 million but with the station about to link with a major petrol supplier and the strong regional growth in the area, it's a figure the business is primed to build on.

*As for you, you'll need to decide where to live?*

If you stay in the region where the business is based you'll enjoy a relaxed country lifestyle and yet be in the heartland of one of Australia's most sought after holiday destinations. Nearby are beaches and National Parks, with Cairns, the gateway to the Great Barrier Reef and tropical islands, only a couple of hours away.



**Asking price: \$2.75 Million • Code: Q18-024 • State: QLD**

Contact buyer enquiry centre  
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Or visit [www.chasemanhattan.com.au](http://www.chasemanhattan.com.au)



*Or perhaps you have friends or family in Sydney, Melbourne, Perth or Adelaide? Any of these world-class cities will be a perfect place to start your new Australian life.*