



## Port Campbell

**Summary:** This Independent (Caltex branded) Service Station is located in Port Campbell. This freehold consists of a Service station, Fish& Chips shop, Small Café & Big Storage space area at the back (currently leased separately). **Location - Port Campbell:** Port Campbell is a small seaside village 280 kilometers west of Melbourne, just a few minutes' drive from the famous Great Ocean Road- and 12 Apostles. It is a scenic, (much sought after) seaside holiday village set on Horseshoe Bay. Port Campbell is a popular tourist destination primarily because it is so closely surrounded by some of the Great Ocean Road's most famous and scenic coastal attractions. A few minutes' drive away is the Loch Ard Gorge, Gibsons Steps, and the most celebrated of all Great Ocean Road attractions, the Twelve Apostles. The main street (Lord Street) offers a variety of accommodation, fine cafes, restaurants, take-aways, bakery, specialty shops and a hotel 7 days week. Horseshoe Bay just off Lord Street is the town's main beach. **Business Snapshot:**

- Holiday Village near one of the Top 10 Holiday spots in Australia,
- Village Main Road Location surrounded by Cafés, Hotels, Caravan Parks & Holiday Accommodations,
- Fuel Sales over 850,000 litres/year (Unleaded, Premium & Diesel),
- ULP & Premium near New Tanks only 3 years old,
- Shop Sales average \$100,000 per year, shop is operated only with basic food offerings, with huge potential for a good operator,
- Fish & Chips average \$250,000 per year & growing,
- Café sub-let & operated separately, returns average \$1000 per month,
- Storage space at the back leased separately,
- Operating Hours -24 Hours: 8 am to 8 pm Staffed & Night time automated outside payment terminal for fuel pumps,
- Asking price for Freehold Property \$808,000/- & Business \$35,000+ Stock.

<b>Price</b>	\$808,000.00
<b>Property Type</b>	business
<b>Property ID</b>	258

### Agent Details

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**Asking price for Freehold Property \$808,000 & Business \$35,000 + Stock** For further information and inspections please contact Karthik Arasu on 0422 310 325 or 1300 366 522  
[www.benchmarkbusiness.com.au](http://www.benchmarkbusiness.com.au)