



**Launceston**

## GOING CHEAP - Freehold Service Station and Tyreshop Business plus Dwelling - Tasmania

**Looking for a lifestyle change, portfolio acquisition, or have an eye for a bargain with a quick turnaround?**

Located 1 hour from Launceston in a regional Tasmanian town is a great opportunity to pick up an established business and property with residential dwelling. The corner block site is spread across 1,800m2 on a main arterial road through town.

In need of TLC and elbow grease, this site holds great potential and multiple options to add value..

- Develop the service station, increasing the size
- Re-establish the workshop
- Stock the service station shop
- Add a hot food offering
- Rebrand the service station under a new supply
- Change the workshop for another use; food, café, retail etc.
- Run the site yourself or under management
- Increase the trading hours
- What would you do if you owned the site?

### Key Points:

- 1,800m2 property

**Price** \$600,000 + SAV  
**Property Type** business  
**Property ID** 620

### Agent Details

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### Office Details

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- 2-bedroom residential property included
- Site currently operated under management
- 2016 ESA reported a sound site

**Tank Capacity:**

Diesel – 4,600L

Premium – 4,600L

Unleaded – 10,400L

**Current Trading Hours:**

Monday to Friday 8am – 5.30pm

Saturday 8am – 2pm

Option to open longer and increase profits!

Since purchasing the property, the current NSW based owner has kept the previous operator on to run the business. The site has since seen a decline in sales and appearance due to lack of stock.

If you are looking for a site with little input required and a quick turnaround, this is it!

Each Buyer will be required to carry out their own calculations and assessment.

You can't build it for this price!

**Price: \$600,000 PLUS SAV**

Stock Value (Wet & Dry approx. \$25,000)

CONTACT BENCHMARK BUSINESS SALES TO FIND OUT MORE – 1300  
366 521

**Service Station Specialist Broker**

Jacob Reeson

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