



## Emmaville



### 22060 RURAL PETROL STATION & GENERAL STORE - HIGHLY REPUTABLE

A rare opportunity to purchase not only an established business but also the freehold. This is your chance to capitalise on this business's existing popularity and success. Step in today and make it your own!

A profitable small-town business built on old-fashioned customer service and a solid stock range. The business also has a popular takeaway menu serving up fish and chips and burgers bringing in extra revenue. In addition, the business is an Origin Gas distributor for its entire region, generating even further revenue.

The rural community is a centre for industry, mining, and recreational activities such as mountain biking, hunting, fishing, and fossicking. This brings in a large volume of workers, day-trippers, and tourists, with many walking into the store. The business is centrally located and across from other popular services, making it an easy find for customers. With a new mine for the local area confirmed, the business is projected to see fantastic growth with over 100 new jobs and huge amounts of transient travel being injected into the region.

This store is a one-stop-shop, service station, and local hang out. Everything from hot chooks to fishing gear, chainsaw parts, unleaded fuel, great conversation and a good laugh, you are guaranteed to find it here. The iconic shop supplies the region with everything they need without going into the next major town.

The staff are warm and engaging and know all the locals by name. With key staff able to run the business, the new owner can step in and out of as much as they like. Alternatively, the store would be ideal for a couple to manage the day-to-day operations themselves.

Price	\$399,000 Including Freehold
Property Type	Business

#### AGENT DETAILS

Bonza Business Sales Sydney - 1300266922

#### OFFICE DETAILS

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