



23 Elizabeth St, Bracknell



ROAD HOUSE GENERAL STORE LPO TAKEAWAY FUEL GROCERIES MILK BAR 3BR HOME LGE BLOCK, T/O FY23 \$1.5MILL+

Thriving Business in a quality rural town, only 30 minutes to Launceston.
This easily managed business is extremely profitable and a pleasure to be in.

Has had many thousands of dollars spent on improvements in recent years, such as new above-ground fuel tanks, 10 kilo watt solar system, large 7.5 metre x 18 metre concrete floor shed, new vinyl floor, grease trap, walk in cool-room and more.

All parcels for Bracknell and surrounding areas are collected from the Australia Post Office as is the township mail. Premium, unleaded and diesel are dispensed from the new above-ground tanks.

LPO provides a range of Aus Post services inc 84 post boxes.

This business has a solid income mix, current owners have been here for 16 years and enjoy strong local support and some tourism business.

All owners living expenses are met by the business, this is an ideal way to establish yourself financially.

Excellent turnover and could easily exceed \$2m with a new owner who is

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| Price | O/O \$995,000+sav |
| Property Type | Commercial |
| Property ID | 1646 |
| Office Area | 1 m2 |

AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property
Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



fresh and energetic.

Rare opportunity to purchase a comfortable renovated 3 bedroom home, with an outdoor pool, warehouse size colour-bond shed, on a large block of land with a high net income.

A great lifestyle change, owners take regular holidays, primary school close and buses to all Launceston schools

For more information or to arrange a private viewing of this remarkable property, contact Praveen Pant 0432 256 682, or contact Paul Scott at 0477 771 098 email: praveenp@tasbps.com.au/ pauls@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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