



Roma

## Owens Maranoa Funeral Services & Owens Courtesy Funerals

Even funeral homes sometimes need a new lease of life and a rare opportunity has arisen to buy such a business in Roma & Miles districts.

The options come with a comprehensive package. Sold on a walk-in, walk-out basis, it includes all the equipment for the 2 funeral businesses, 2 commercial properties, a beautiful 2-bedroom residential property and a large quantity of stock, chattels & with 7 vehicles included.

John Owens, of Owens Maranoa Funeral Services & Owens Courtesy Funerals says funeral businesses usually tend to be tightly held and are often family concerns.

In the case with these businesses, John has made the decision to reluctantly sell due to retirement as his family are proceeding with other interests in their respective careers.

Owens Maranoa Funeral Services which has been in operation for

### FOR SALE

Price on Application

### BUILDING AREA

1,000-1,100sqm

### AGENTS

Andrew Busiko

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### AGENCY

LJ Hooker Roma

(07) 4622 1222

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Interested parties must rely solely on their own enquiries.



over 40 years (19 years with John) & Owens Courtesy Funerals which has been owned and operated for the past 22 years is in a prominent location fronting the Warrego Highway in Miles & in the Central Business District of Roma on Bungil Street.

The Roma office is set on a 417-square-metre block that holds the commercial premises, the 2-bedroom, 1 bath owner-manager's residence and a generous concrete car port/shed is set on 585-square-metre and adjoins the office building.

Inside, there is an administration office, a meeting room with a large fully equipped chapel, a coffin display room/viewing room, a refrigerated cool room and a mortuary preparation area, along with a large shed suitable for storing vehicles, equipment and doubles as a workshop with 3 phase power connected.

There is also a kitchen, shower, and toilets for staff and visitors.

The Miles commercial property is set on 1,062-square-metre block and is set up with the exact same facilities as the Roma premises minus the chapel but also includes a single bedroom unit and serves as a stop over spot when transporting to eastern location.

The very profitable business handles about 80-90 funerals a year in a price range from \$8,000-\$15,000. It also has the potential to be expanded vastly in the surrounding districts such as St George, Charleville & Chinchilla. The business will also be sold with the registered name Chinchilla Funerals.

The WIWO asking price also includes coffin stock, tools, equipment, all chattels, pre-booked funerals post settlement, seven vehicles including 2 hearses, 3 commercial refrigerated transport Vans, 1 completely equipped 4x4 ford ranger with custom canopy to house all necessary equipment needed for a remote funeral, Royal Enfield Bullet with coffin suitable Sidecar - 500cc Motorcycle & lastly a 10ft storage container complete with shelving.

The low-set modern styled residential property features open plan dining/living, large kitchen, 2 large bedrooms with built in wardrobes, 1 bathroom & reverse cycle air-conditioning throughout and wood fire heater.

The home sits on the corner of Bungil Street and Charles Street amid low maintenance well established garden & landscaped grounds it is completely fenced in and excluded from the business and has separate access.

"Absolutely everything is included - fixtures, fittings, tools and equipment," John says.

"This business has a great reputation and has been a consistent performer. It now needs a new owner with energy and fresh ideas to take it to the next level."

"This business offers - a business, commercial holdings and a home at an attractive price point."

Training and assistance will be provided to the new owners prior to settlement, if required.

For further information or to arrange an inspection please feel free to contact Andrew Busiko at LJ Hooker Roma on 0427 622 783.

## MORE DETAILS

Property ID	AGZHG2
Property Type	Retail
Building Area	1000-1100 m2
Land Area	2064 m2

**Andrew Busiko 0427 622 783**

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