



Walkamin, 1 Banksia Street

Walkamin General Store and Service Station - Business + Freehold Sale

Purchased in March 2023 and extensively renovated before reopening in July 2024, this is a very rare opportunity to secure a fully upgraded business and freehold in a prime Tablelands location. With minimal competition, strong community support, low overheads and huge potential to scale, all the hard work has been done - simply step in and start profiting.

Property and Location:

- + The only store and fuel in town - no local competition, loyal customers and a great reputation.
- + Extensively updated concrete block building on 1,005m² of freehold land.
- + Undeveloped portion of property available to extend business.
- + Fully renovated interior with meticulously restored polished concrete floors.
- + Modern, clean, and low-maintenance premises.

For Sale

\$899,000 + SAV

Building Area

108sqm

Contact

Megan Dale

0489 248 842

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LJ Hooker Malanda
(07) 4096 5446

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- + Fully fenced rear yard with double gate.
- + New septic system and toilet facilities.
- + Council maintained single front garden bed on asphalt forecourt.
- + Premium location on the busy Kennedy Highway, just 10 minutes to Mareeba, 15 to Atherton, and around 90 to Cairns - ideal for travellers, truckies, tradies, and locals.
- + Walkamin is a growing rural community with a vibrant atmosphere and a pleasant tropical climate, offering warm summers and mild winters.

Business Overview:

- + Easy-to-run independent business with low overheads in a growing area.
- + Operates 5.5 days a week - 7.30am to 5.30pm weekdays, 8am to 1pm Saturdays.
- + Branding and signage including a price board, portable a-frames, flags and staff aprons.
- + Security screens throughout and CCTV system.
- + Established Facebook page with over 850 likes and 1,000+ followers.
- + 4.9-star rating on Google reviews.
- + Huge potential to scale up, especially through food sales, extended trading hours, outdoor seating, food delivery and 24 hour fuel.

Upgraded Fuel Systems:

- + Fuel system upgraded in 2024, just over 12 months old.
- + All Tanks, vent lines and suction lines integrity tested in 2024.
- + New 12,000L above-ground diesel tank.
- + Existing 5,000L unleaded tank Integrity tested and flushed prior to filling.
- + New, non-branded bowser.
- + All new vent and suction lines.
- + All new electrical work.
- + Bowser service and calibration completed annually.
- + A second 5,000L underground tank is not currently in use.
- + Fuel system fully compliant with current safety regulations.
- + Bowser integrated Software system included.
- + Potential to install self-service 24-hour fuel system for ongoing passive income.

Shop and Kitchen:

- + Impressive selection of local and regional products delivered to site.
- + Fully air-conditioned, with a brand new air-curtain installed on the front sliding door.
- + Supaswap LPG and ice on site.
- + Modern Point of Sale and EFTPOS systems included.
- + Certified commercial kitchen recently passed council inspection.
- + Kitchen has grease trap, rangehood, fryer, griddle, convection oven, and more.
- + Popular grab-and-go menu with minimal preparation time required.
- + Current casual staff fully trained and willing to stay on.
- + Opportunity to introduce outdoor seating and expand menu.
- + Part of a Buyers Group to ensure prices remain as low as possible.
- + Great reputation with loyal customers.

Financial Snapshot:

- + Rates approximately \$3,400 per year.
- + Owner works part-time (Monday to Wednesday) with support of casual team of six staff.
- + Equipment included in sale approximately \$55,000.
- + Stock at value approximately \$46,000 to \$52,000.



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+ Please contact agent for detailed confidential figures.

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

More About this Property

Property ID	X4HZE
Property Type	Retail
Building Area	108 m2
Land Area	1005 m2

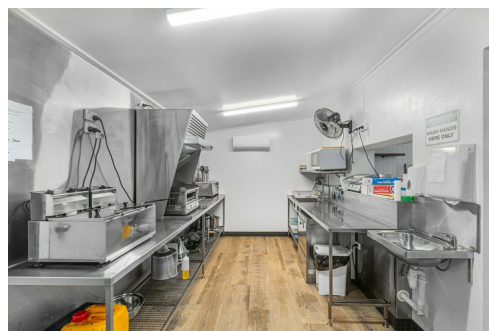
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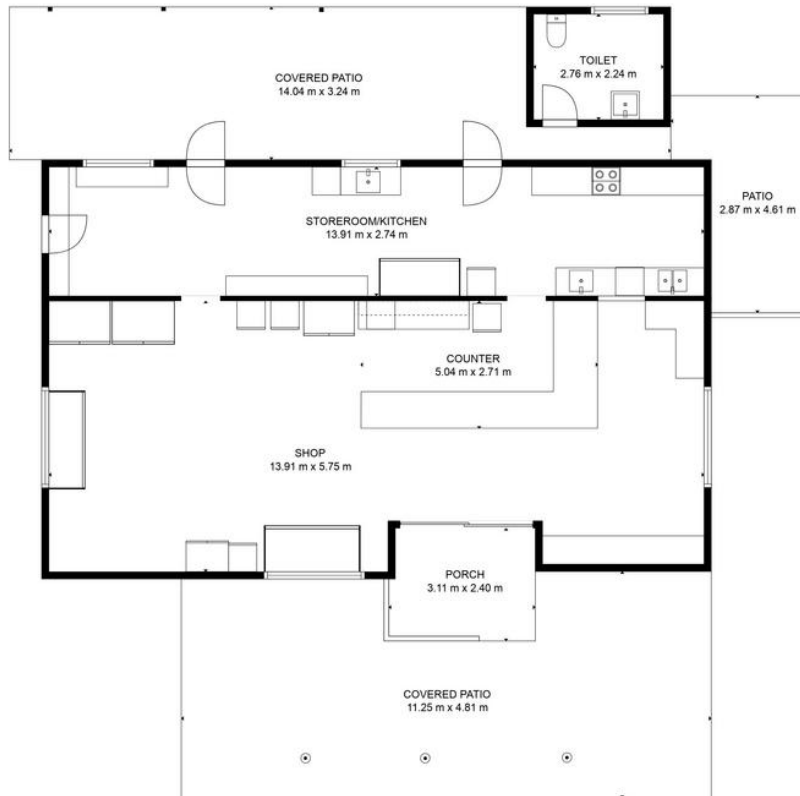
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TOTAL: 108 m²
 FLOOR 1: 108 m²
 EXCLUDED AREAS: PORCH: 7 m², COVERED PATIO: 87 m², PATIO: 10 m²
 WALLS: 9 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

