

# SOLD - Iconic Freehold Business

Tue May 7 2024



**SOLD**

**A great opportunity to purchase a long established successful and expanding business in the village of Carroona, which is in the prime Liverpool Plains agricultural region of Northern NSW.**

LOCATION	Cnr Boundary St & Mooki Rd Carroona NSW 2343
SITUATION	Approx. 30km from Quirindi and approx. 65km from both Tamworth and Gunnedah.
IMPROVEMENTS	<p>This long established freehold family business combines an independent service station, cafe &amp; takeaway food, groceries, bottle shop and post office and is being offered on a complete walk in walk basic with the land and buildings, fixtures, fittings, plant, equipment plus SAV</p> <p>The offering of Carroona Store features:</p> <ul style="list-style-type: none"> <li>. Main road frontage with excellent parking for cars, caravans and trucks</li> <li>. Large retail area with separate licenced Post Office area</li> <li>. Modern stainless steel commercial kitchen</li> <li>. Storage areas with walk in cool rooms and freezer</li> <li>. Enclosed dining area</li> <li>. A joining 2 bedroom residence with office</li> <li>. Reverse cycle air-conditioning and cooling through out</li> <li>. Recently developed function and BBQ area</li> <li>. Amenities block with showers and disable facilities</li> <li>. 32,000 ltr diesel storage and 8,500 ltr unleaded storage</li> </ul> <p>There is huge potential to further develop the site with ample area to establish camping and caravan facilities. The store trades 7 days a week and will provide a generous income and an exceptional lifestyle.</p>

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A perfect family business.

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For further information and financial details contact:

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EXPRESSIONS OF INTEREST

Closing- Friday 20th October 2017