



8 Ellis St West, Redhill



RARE OPPORTUNITY - REDHILL ROADHOUSE - FUEL, FOOD, POTENTIAL

Prime Highway Location | Established Business | Development Opportunity

National Highway One Freehold Roadhouse – Rare, Strategic, and Ready for Growth

A rare opportunity to secure a freehold roadhouse positioned on **more than 3 acres** along Australia’s iconic National Highway One. This high-exposure site enjoys **valuable three-way corner access**, drawing consistent traffic from multiple directions and servicing both northbound and southbound routes.

The property includes established fuel and food facilities, with a good proportion of the land yet to be developed and is zoned for commercial use—offering excellent potential for expansion, additional services, or future redevelopment.

This freehold property includes:

Fuel & Retail Facilities – Established **Ampol-branded** service station with

10 1.05 ha

Price	Contact Agent
Property Type	Commercial
Property ID	11382
Land Area	1.05 ha
Office Area	23 m2
Warehouse Area	89 m2

Agent Details

James Wardle - 0407 362 105

Office Details

Port Pirie
90 Florence Street Port Pirie, SA,
5540 Australia
08 8633 4555



petrol, diesel, and LPG canopies, plus a **fully equipped shop and kitchen**.

On-Site Residence – Renovated **3-bedroom brick home** with garden.

Storage & Workshop Spaces – Multiple **sheds** for storage or expansion.

Tech & Security – **DIGIPOS** point-of-sale system, **CCTV**, **NBN Wi-Fi**.

Loyal Customer Base – Regular trade from **locals, tourists, caravanner's, and commercial drivers**.

Future Growth & Expansion: Points to consider to our ongoing development,

Barn Hill Major Wind Farm project, AGL and Government approved wind farm is set for construction 4.5Km from Redhill and will increase traffic and demand. see Web- <https://www.agl.com.au/about-agl/how-we-source-energy/barn-hill-wind-farm-and-battery>

Expansion potential – Potential for **24-hour diesel facilities** & further site improvements.

With strong **supplier relationships, all necessary licenses**, and **room to grow**, this is a **turnkey investment** in a high-traffic corridor.

Owners wish to retire - Call Lee Jackson now to register your interest in this **strategic business and property investment! - 0427440954**

Disclaimer: All land sizes are approximate and subject to survey. Prices may be subject to GST. Prospective purchasers are advised to make their own enquiries and seek independent legal and financial advice.

RLA228106

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