



## MOTEL - BUSY NEWELL HWY

Description: Busy Newell Hwy town. Large corporate motor inn. Prime position. All the property has been recently upgraded.

**Price:** \$0

AAA Rating: 3 $\frac{1}{2}$  star.

Construction: Brick single level. Clip-lock iron roof. Brick partitions. Good variation in room sizes, extensive renovation work carried out.

Residence: 1 bedroom, share kitchen, lounge, dining, bathroom.

Age: Mid 1970's

Clientele: Strong corporate, rep & worker trade from mines, passing trade.

Land Area: approx 1 acre

Tariffs: Single \$79; Double \$85; Family \$95; Extra Person \$10

Chain Affiliation: Choice

Lease: New 25yr term. Rent: \$240,000

Laundry: Full commercial. Linen is all currently hired.

Restaurant: 50 seat licensed with bar area.

Services: Room service, pool, 1 unit with cooking facilities, fire rated, air conditioning.

Turnover: \$1,200,000

Occupancy: 65%

Comment: Well established, reliable, performing motel in strong central western centre.