



MOTEL - BUSY INLAND HIGHWAY LOCATION

Description: As new colonial style motor inn. Busy inland highway position. Excellent presentation.

AAA Rating: 4 star

Construction: Brick, colourbond roof on motel section. Tile on restaurant section. Concrete slab foundations. Brick wall partitions.

Residence: 3 bedroom, 1 with built-ins, open plan living with 2 bathrooms, private kitchen, large modern residence with outlook over whole motel. Joins reception & restaurant.

Age: 14 years approx.

Clientele: Some reps, strong passing trade, local workers.

Land Area: 3000sqm approx.

Tariffs: Single \$87 - \$99; Double \$89 - \$109; Family \$132 - \$146; Extra Person \$14.

Chain Affiliation: Yes

Lease: 20 years (2028), Rent \$101,555 + GST.

Laundry: Domestic equipment. Sheets and towels hired - balance on-site.

Restaurant: 40 seat fully licensed.

Services: Fire rated, 8 spa units, room service, split reverse cycle air conditioning.

Turnover: \$458,702

Occupancy: 75% approx.

Comment: Consistent business with repeat trade and lots of walk-in trade due to highway location. Quiet spacious units with choice of executive spa suites or deluxe units. New carpet in 6 units. New painting in 9 units.

Price: \$0