



a89 b89 THE ENTRANCE, NSW

MOTEL - CENTRAL COAST

Description: Central Coast. Run now, develop later. Older style. Prime position on main street adjacent to club. First time offered.

Price: \$0

AAA Rating: 3 star

Construction: Single level brick & fibro with flat clip lock roof. Brick partitions. Budget style property.

Residence: One bedroom managers residence with bathroom. Adjoins reception, adjacent to restaurant and kitchen.

Age: 45yrs plus

Cienteles: Tourists, sporting groups, club trade from across the road.

Land Area: 3000sqm approx.

Tariffs: Single \$65 - \$80; Double \$70 - \$85; Extra Person \$13.

Chain Affiliation: None

Lease: No

Laundry: On-site commercial.

Restaurant: Licensed 80 seats approx. Highway frontage. Has good possibilities.

Services: Room service, BBQ, pool, air-conditioning, hair dryers

Turnover: \$240,000 as advised by owner.

Occupancy: 45% approx.

Comment: Budget style motel on the Central Coast 1hr from Sydney. Very prime position. Will trade well now and give you the opportunity to develop later. Great opportunity!