



MOTEL - INVESTMENT FREEHOLD 9.6% RETURN!

Description: Investment freehold property. Main highway location. T/O showing annual increases.

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

Construction: Double brick and block, tile roof, mainly single floor. Only 2 units upstairs. Brick partitions, good medium size units with roomy bathrooms. Good quality appointments.

Residence: 3 bedroom with built-ins. Share kitchen, lounge/dining, bathroom, back office. Good family residence

Age: Built in two stages 1973/74 - 1993

Cienteles: Corp & passing trade.

Land Area: 1220sqm

Chain Affiliation: Yes

Lease: To March 2024; Rent \$105,427 (includes GST)

Laundry: Commercial heavy duty

Restaurant: No, B&B only. Night meals deliver

Price: \$0



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