



MOTEL - SOUTH WEST NSW

Description: 15 unit B & B Motor Inn located in a very busy rural town where growth is assured.

Price: \$0

AAA Rating: 3 1/2 Star.

Construction: Single level brick construction with cliplock roof and with land to further develop.

Residence: 2 bedroom residence with built-ins, share kitchen, lounge/dining and private yard with new garage.

Age: Opened 1966.

Clientele: Rep and tourist trade.

Land Area: 1 acre.

Tariffs: Single \$80; Double \$90; Three People: \$100;

Family Unit: \$150

Chain Affiliation: Yes.

Laundry: New commercial equipment (sheets hired).

Services: Room Service; pool; barbecue; reverse cycle air-conditioning.

Turnover: \$205,000 (04/05).

Occupancy: 65%.

Comment: Present owner has done a huge amount of work upgrading this Motor Inn in a very busy and vibrant Riverina town.