



MOTEL - STRONG REGIONAL TOWN

Description: Top quality B&B Motel in strong regional town with year round consistent trade. Business mainly corporate & mining. Prime location. 150m to club & restaurants. Easy operation.

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

Construction: Brick & tile two level. Concrete slab construction, brick wall partitions. Good medium to large units. Property has just been upgraded. Quality inspection. Rooms and bathrooms are of a very good standard.

Residence: 3 bedroom, all with built-ins. Share motel kitchen, bathroom, lounge, dining. Tidy family residence above reception.

Age: 1988

Cientelee: Reps, corporate, mining, tourist, passing trade.

Land Area: 2023sqm approx.

Tariffs: Single \$84 - \$89; Double \$94 - \$99; Spa Room \$140; Family (4) \$120

Chain Affiliation: No

Lease: New 25 year lease. Rent \$125,000 (incl

Price: \$0