



MOTEL - MAIN HIGHWAY LOCATION IN BUSY SNOWY TOWN

Description: Bargain buy. MAIN HIGHWAY LOCATION IN BUSY SNOWY TOWN. New long term lease. This property has huge potential for competent operator.

AAA Rating: 3 star.

Construction: Double brick and tile with concrete slab foundations and floors and brick wall partitions. Medium to large rooms. Budget style accommodation. Will respond well to marketing.

Residence: 3 bedroom managers apartment. Lounge, dining, private kitchen, lock-up garage.

Age: 30yrs approx.

Cientelee: Rep + local workers, winter snow business, tourist & groups.

Land Area: 1 acre approx.

Tariffs: Single \$60 - \$80; Double \$65 - \$85; Extra person \$10 - \$15

Chain Affiliation: No

Lease: Long term to be negotiated along with the rent.

Laundry: Commercial onsite. Linen all hired.

Restaurant: Available to be included in lease if required.

Services: Room service breakfast only, self contained apartment, large unit accommodate up to 5, air conditioning.

Turnover: \$120,000

Occupancy: 50% approx. - room for strong growth.

Comment: Popular tourist & corp town 1 hour from ski field and close proximity to Canberra. This is a strong trading area. This property will boom with the right marketing. Rare opportunity to start with limited funds.

Price: \$0