



MOTEL - BUSY NEW ENGLAND MINING AREA

Description: Busy New England Mining Area. New long lease. Limited accommodation in the area. Huge potential with food and beverage.

AAA Rating: 3 star

Construction: Brick, concrete and timber. Iron roof. Two storey. Turn of the century property which has been converted into a motel. Medium sized room, all with ensuites. Modern 3 star fit-out.

Residence: 3 bedroom, 1 with ensuite, own kitchenette, lounge, dining, bathroom, laundry. Separate kit home at the rear of the property. Very comfortable. Ideal for family.

Age: Built 1903

Ciente: Rep & mining trade mainly. Some weekend business.

Land Area: 2500sqm approx.

Tariffs: Single \$69 - \$89; Double \$69 - \$99; Deluxe \$99; Extra person \$10

Lease: New 25 year term. Rent \$75,000.

Laundry: On-site commercial. All owned.

Restaurant: 100 seat with licensed bar (not u

Price: \$0