



MOTEL FOR SALE- LARGE REGIONAL CITY

Description: Large regional city. Prime location. Easy walk to all CBD amenities. Motel has been recently refurbished. High year round occupancy. Has been managed for many years.

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

Construction: Two storey double brick and tile with concrete slab foundations and brick wall partitions. Medium to large units. All rooms freshly painted with new flat screen televisions. Presents very well to the market.

Residence: 3 bedroom with lounge, dining, bathroom. Adjoins reception. Spacious residence. Ideal for a family.

Age: Built 1961 approx.

Clientele: Corporate trade, local workers, tourists, passing trade, sporting trade.

Land Area: 3,000sqm approx.

Chain Affiliation: Yes

Lease: New 30 year term. Rent \$250,000 plus G

Price: \$0