



## For Sale

Location: **VIC**  
Asking: **\$5,900,000**  
Type: **Accommodation-Motels**

### FHGC. Absolute, prime location in a beautiful coastal town.

Serious enquiries only please.

This 35+ rooms Motel real estate / location is in a prime position of this busy coastal town.

NET in 24-25 should be closing near to \$650,000 to the Vendor.

Access also at the back of the property makes this a great investment as a " Land Bank " probably the No 1 position in town. Approx 1.28 acres.

Occupancy approx 67%, and huge opportunity to also take in Bus tours as this motel has the rooms and dining / commercial kitchen to cater.

The current Vendors do not currently do Bus Tours as they are in retiring age, and this is too much work for their aging lifestyle.

Taking buses on may increase occupancy by over 10%, as this can be done through the more quieter periods. ( You would not do this during peak holiday times )

You cannot buy a better location. Smack bang in the middle of the town on the main road, amongst all the cafes and shops that the visitors, workers and tourists love.

This Motel / Freehold Going concern is approx a 3 hour drive from Melbourne.

Photos are for display purposes and not the original location of this Motel.

Purchasers must do their own due diligence to substantiate all financials / details before submitting an offer.

I do welcome due diligence to qualified buyers.

I also have a contact for exceptional lending criteria on this Motel acquisition.

Please call Michael NOW , on 0400 645 133 - or submit an enquiry.

### Contact:

Michael Keltie

0400 645 133

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