



## For Sale

Location: **Melbourne**  
Asking: **3.35 Million**  
Type: **Accommodation-Motels**

### Profitable Motel Investment Opportunity

Discover the ultimate investment opportunity or the ideal location to own and operate a thriving motel business!

Prime Location in Melbourne, Victoria

Just minutes from a bustling commercial center.

Easy access to Australia's Highway 1 and public transport, with a train station nearby.

#### Property Highlights

15 Guest Rooms: Variety to suit every need, from singles to family suites.

Exclusive Manager's Residence: 2-bedroom house for on-site convenience.

Eco-Friendly: Solar-powered efficiency and landscaped green spaces.

Modern Amenities: Fully integrated hotel management software & online booking system.

Visibility: 6 prominent roadside billboards for enhanced marketing reach.

#### Development Potential

Plans approved for 7 additional guest rooms, ready for immediate construction.

Located in a thriving Melbourne suburb, with high population density and excellent growth prospects.

#### Key Benefits

High Occupancy Rates ensure steady income.

Attractive Rental Yields for investors.

Land Value Appreciation makes it a perfect long-term investment.

Whether you're looking to create your own hospitality dream or secure a high-return investment, this strategically located Melbourne motel is your gateway to success.

Contact Judy Zhang today at 0482 020 797 to schedule a viewing and seize this opportunity!

### Contact:

Judy Zhang  
0482 020 797

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Business Brokers Network  
Australia  
Broker Ref: 23321



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