



## For Sale

Location: **Melbourne**  
Asking: **\$6,200,000**  
Type: **Accommodation-Motels**

### Motel in an absolute prime land / location. Freehold and Business.

Through (December & January) this business is on track to do \$300,000 in takings !!

Buying a great Motel in the best location is an investment that only gets better over time.

As an Investor, if you buy an income producing asset, you also want to be sure when it is time for an Exit strategy, your asset is still very valuable in the market.

Located approx. a 3-hour drive from Melbourne, in a beautiful coastal town that is always busy with travelling workmen, businessman and tourists.

The Vendors have been here a long time, and these first-rate Motels only come on the market every 20- 30 years.

These Motel freeholds are too good to sell, become a very lucrative income stream and have made the Vendors very comfortable in life.

Approx 35+ rooms with many extra facilities.

The Land Bank alone is approx. 1.2 acres with access to both the front and rear of the property. You are buying possibly the No 1 position in town.

The Vendors stopped taking bus groups in, as they became too difficult to manage as we get on in life.

The motel can easily cater for Bus groups that should increase the occupancy rate at least another 10%. (these groups would be taken in during the quieter times, and not the peak periods)

Currently Occupancy is around 67%.

Serious buyers only please, and a Confidentiality Agreement must be signed.

An inspection and due diligence are welcomed to substantiate all areas of the purchase of this freehold/business, before putting in an offer.

Photos are not of the Motel or Location, but for display purposes only.

Please submit an Enquiry, or call Michael NOW on 0400 645 144.

### Contact:

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