



For Sale

Location: **TAS**
Asking: **o/o \$895,000+sav**
Type: **Accommodation-Hotels / Hospitality-Bars**

Best Value Tasmanian Hotel. All Revenue Stream. Excellent Presentation FHGC 0/0 \$895,000 +sav

This extraordinary opportunity includes a bricks & mortar property, all plant and equipment, an established income producing business and residence. Queenstown is booming, property prices are sky rocketing, tourism activity is higher than ever and mining activity is very positive.

This is a value for money purchase, selling below government valuation, priced to sell, will not last.

A completely renovated, updated and modernised hotel, excellent presentation, one of only 2 operating hotels in vibrant Queenstown.

Varied income streams from bar sales, Duncan's bottle shop, accommodation, Keno, Tab and 10 Gaming Machines (owned by the hotel) and well equipped commercial kitchen. Enjoys strong local support, popular with tourists and mine workers.

The accommodation comprises 12 back packer rooms with 4 bathrooms (very popular with workers), and 6 refurbished en-suite rooms (one still to be upgraded), upstairs very modern one bedroom managers quarters.

Turnover of approximately \$1,500,000 in 2024F/Y with absentee owners, under management, this pub is loaded with potential and would show a working couple an excellent ROI.

With the following salient features

- *Large main bar, with two year old Glycol beer system with 3 fronts and 5 beers, 8 ball, darts and juke box.
- * Dining room/Bistro can comfortably seat about 70 patrons.
- *Drive through bottle shop
- *Solar panels installed
- * Comfortable and modernised managers residence.

Contact:

Paul Scott
or [0477 771 098](tel:0477771098)

aubizbuysell.com.au/126664

Business Brokers Network
Australia
Broker Ref: 23415.2



*Only Tab outlet in town, Gaming machines are owned by the site operator/owner approximately 50%

* On three titles, land size approximately 2,500 m2, with a building area of about 1150 m2, zoned General Business.

* 3 Cool-rooms, workshop and storage.

If you have been looking for a brilliant opportunity please contact Paul Scott on 0477 771 098 Praveen Pant on 0432 256 682 email: pauls@businessbrokersnetwork.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.