



## 46MF - Best Value Freehold - Regional City - Increasing Sales & Returns

- 15 well-appointed rooms.
- 3 bedroom residence.
- 4,439 sqm high visibility site, on the southern (Sydney) entrance to Armidale.
- 10 kw solar system installed.
- Bed lifters under all queen beds for ease of operation.
- Operated comfortably by the two owners, keeping operational overheads low.
- Current occupancy 43% with more room for growth.
- Take control and be in charge of your own destiny.

This motel is an excellent first freehold, the property has been well maintained and benefits from consistent sales as a result of the strength and diversity of the Armidale economy.

This is an easy motel to operate, the systems are in place and it has

Price	SOLD
Property Type	Business

### Agent Details

David Head - 0438 663 551

### Office Details

Beecroft

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**TOURISM  BROKERS**

been an excellent business for the current owners of 15 years.

If you are looking for freehold properties this motel is a must for your list.

Net profit \$178,572 for 2017/18

Contact David Head from Tourism Brokers for further information or to arrange an inspection.

**Property ID: 46MF (quote when enquiring)**

Location: Armidale, with its unique blend of culture, state of the art technology, educational diversity and natural beauty is a city offering everything worth living for. Armidale is situated half way between Sydney and Brisbane and only two hours from the coast, it enjoys a warm summer, tones of amber during the autumn, a crisp winter and an exhilarating spring. An attractive and graceful city of tree-lined streets where new world cosmopolitan and old world pastoralism coexist. It is the major centre of the Northern Tablelands with a population of over 25,000.

The New England region is renowned for its world class fine wool and beef production, and Armidale is home to at least 14 different Cattle Breed Societies. The region is also developing a reputation as a producer of high quality wines.

Armidale has long been known as an educational and cultural centre. It is home to the University of New England and several private boarding schools. The city and surrounds are graced with elegant cathedrals, churches and pastoral homesteads, historic monuments, heritage buildings and fascinating museums and galleries.

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