



## 2508ML - WELCOME TO THE BIG BUSINESS END OF BALLARAT

- The city excitement is ecstatic!
- Just a tad over an hour from Melbourne.
- On the edge of the manufacturing corridor stretching from Sturt Street to the Western Highway.
- 68 large rooms, a large restaurant - only in use for schools, buses, and special interest groups.
- A 30 year lease and a fair rent.
- One of the best presented motels outside Melbourne.

Ballarat is certainly open for business. In social and commercial terms it's full steam ahead for this dynamic satellite city that's advancing in all direction. And for your family, the education and sporting opportunities are enormous.

Bell Tower is fully staffed and kicking goals.

Cheers!

Price	SOLD
Property Type	Business

### Agent Details

Reg Partington - 0407 412 479  
Annette Adams - 0405 534 737

### Office Details

Beecroft  
34 Lamorna Ave Beecroft NSW  
2119 Australia  
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**TOURISM**  **BROKERS**

Net profit \$420,285 for 2017/18

Contact Reg Partington and Annette Adams from Tourism Brokers for further information or to arrange an inspection.

**Property ID: 2508ML (quote when enquiring)**

Location: Strategically located in the Central Highlands Region of Victoria, Ballarat is approximately 110km north-west of Melbourne. It is one of the largest inland cities in Australia, with a population of over 100,000 and growing.

Ballarat is in a key strategic position at the centre of some of Victoria's most important freight, tourist and commuter transport routes. The four main highways radiating from Ballarat connect it to Industrial centres such as Melbourne, Adelaide, Geelong and Portland; regional locations like Bendigo and Mildura; and agricultural areas in the Mallee and Wimmera.

Ballarat has traditionally been a city that prospered on mineral and agricultural based resources, however this has changed. Manufacturing, tourism, health and community services, education and retailing are now the key industries in the city. These industries, along with the banking and finance sector and government services are strengthening Ballarat's role as a regional service provider and making it the best place for investment properties in Victoria.

Ballarat is one of Victoria's premier tourist destinations attracting visitors for the gold and architectural heritage, parks and gardens, art and cultural activities and as a gateway to western Victoria. Approximately 1.8 million domestic day trip visitors come to Ballarat each year.

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