



**Goondiwindi**



## 1811ML - CHEAP LEASEHOLD WITH UPSIDE

Goondiwindi is one of the strongest motel towns in all of Queensland and here is your chance to get a foot in the door and make some serious coin if you are willing to put in the hard work.

What do you get as a starting point?

- 19 budget rooms in quiet position only 400m from the main street.
- Walk to CBD, shops, pubs, restaurants, etc.
- Onsite pool, barbeque area and low maintenance grounds.
- Undercover parking for guests.
- 2 bedroom residence attached to motel but separate to reception.
- No restaurant, only breakfast if you choose to offer it.

This is a serious opportunity to add capital value to your asset. This is a town where some motels run over 85% occupancy and you have a starting point around 60%. Don't be fooled, you are not buying a high 4 star property but the bones are here and with 19 rooms, small improvements will add to the bottom line very quickly. It can be easily managed by a hands on couple with casual cleaners. This is an ideal first time operation with a approximately 17 years still on the lease and nothing to lose.

Be brave and set your sights on making a change today!.

**Net profit \$105,000 for 2020/21**

Contact **Tony Johnson** from **Tourism Brokers** for further information or to arrange an inspection.

<b>Price</b>	LEASEHOLD \$299,000
<b>Property Type</b>	Business
<b>Property ID</b>	3071

### AGENT DETAILS

Tony Johnson - 0433 335 679

### OFFICE DETAILS

Becroft  
34 Lamorna Ave Becroft NSW 2119  
Australia  
1300 512 566



**Property ID: 1811ML (quote when enquiring)**

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