



Bairnsdale



72% OCCUPANCY IN THE EAST GIPPSLAND "CAPITAL" - 2567ML

- 20 well presented and bright rooms
- Right in the middle of the town
- Dual access points
- Leasehold Motel

This motel is currently marketing to the budget conscious traveller, in a town well known for its high corporate visitation. It's sales figures put it in regional Victoria's higher band return that starts with sales above \$20,000 per room per year.

It has the potential to join the town's high-flying accommodation standard with the resulting growth in nightly tariff, and with limited effect on what is an excellent occupancy.

Net Profit: \$270,649 for 2021/22

Price	SOLD
Property Type	Business

Agent Details

Annette Adams - 0405 534 737

Reg Partington - 0407 412 479

Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

1300 512 566

TOURISM  BROKERS

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

Property ID: 2567ML (quote when enquiring)

Location: Bairnsdale is situated along the banks of the magnificent Mitchell River, 285 kms east of Melbourne on the Princes Highway. It still retains the quiet country pace and fresh air that you don't get in a bigger city. On the banks of the Mitchell River, Bairnsdale manages to retain a unique atmosphere as the commercial and administrative hub of the region. Not quite city, not quite country. Close to the lakes, rivers, mountains and forests, Bairnsdale is the perfect destination for year-round enjoyment. Blessed with pleasant, wide streets and award-winning gardens, it's a relaxed place where visitors are shown old time country friendliness and courtesy. Boasting a full range of modern facilities, major city shopping and a great variety of accommodation and eating houses, Bairnsdale is an ideal base. The key industries prosper by using the region's natural strengths to their advantage: Timber, Agriculture, Horticulture, Fishing, Manufacturing and Tourism. In each of the key industries, opportunities exist for new or relocating businesses.

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