



Gunnedah



644ML - LEASEHOLD MOTEL RIGHT OUT OF THE TOP DRAWER!

- Boutique 4 Star Motel!
- Bed & Breakfast - no evening meals.
- Walking distance to restaurants and club.
- Absolute dream to operate.
- Solid Trading History.
- Recovering well from COVID-19 interruptions.
- Long lease and good rent ratio.
- Located in buoyant Commercial area.
- Don't miss it!

This 4 Star Leasehold Motel is right out of the top drawer! Built in 1998 it is a beautifully maintained Bed & Breakfast Motel offering 10 units, with a solid trading history, strong turnover, high occupancy and tariffs. It is one of the best Motels for sale available in the current market. Genuine Bed & Breakfast Motel sales opportunities are rare.

It is a comfortable walk to all the town's CBD facilities. The Gunnedah area has historically had a strong, diverse commercial base, with rural, business and mining activities prominent.

The ease of operation and the quality of this Motel, make it a must to inspect.

Net profit \$114,947 for 2018/19 (being the last year prior to the impact of COVID-19) - Expect Stronger in 2021/22

Price	SOLD
Property Type	Business
Property ID	3164
Office Area	1 m2
Floor Area	1 m2

AGENT DETAILS

David Head - 0438 663 551

OFFICE DETAILS

Becroft
34 Lamorna Ave Becroft NSW 2119
Australia
1300 512 566



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

Property ID: 644ML (quote when enquiring)

Location: Gunnedah is the hub of one of Australia's richest agricultural regions - the Liverpool Plains in North West New South Wales - and is located on the Kamilaroi and Oxley Highways. Gunnedah has a great variety of shopping, dining and entertainment venues. Residents and visitors will appreciate the variety of great cuisine that the local restaurants, pubs, clubs and takeaway venues have to offer.

Gunnedah primary industries is an expanding, vibrant industrial and manufacturing sector, all utilising Gunnedah's prime location, abundant supply of underground water and high capacity transport infrastructure. Key industry for the shire includes agriculture (cropping and livestock), manufacturing and processing services including brick works, leather works, grain milling and coal mining. Gunnedah is also supported by a thriving commercial and retail service sector.

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