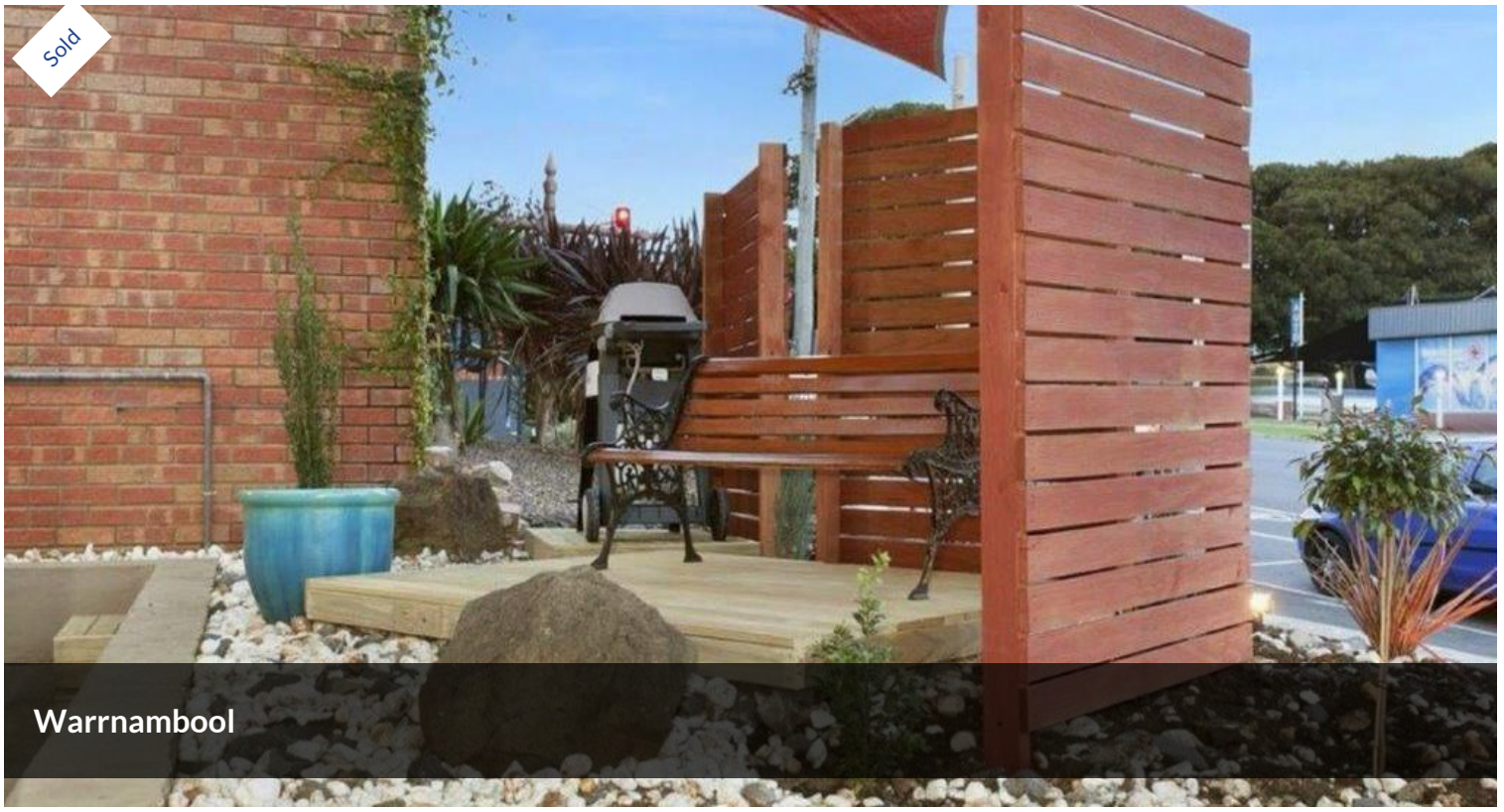








2313MF - AN EXCITING FREEHOLD GOING CONCERN WITH A 15.25% ROI

- 28 rooms made over to a "turnkey" delivery - nothing more to do!
- Marketed to one of the highest occupancies in the town.
- Extremely solid business supported by a corporate favoured franchise brand.
- A top "bed and breakfast" opportunity right on the CBD.

This magnificent extremely well-presented motel has the advantage of a medium sized inventory that makes high occupancy far more successful than its precinct peer group who are overburdened with room counts double that of our vendors.

Where would you rather be - 100% fill on under 30 rooms or 50% on 60? It's your call!

Net Profit: $700,000 plus for 2018/19

Contact **Reg Partington** and **Annette Adams** from **Tourism Brokers**

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
1300 512 566

TOURISM BROKERS

for further information or to arrange an inspection.

Property ID: 2313MF (quote when enquiring)

Location:With a population of 34,000 and a catchment of 100,000 Warrnambool is the regional centre to Victoria's Great South Coast. It is located 263 km south west of Melbourne, a drive of approximately three hours. Travelling the Great Ocean Road to Warrnambool takes 5.5 hours. Warrnambool is also 655km from Adelaide in South Australia, an 8 hour drive.

Whilst agriculture - dairy, sheep and forestry - remain the mainstay of the regional economy, renewable energies are a key opportunity particularly in the emerging international carbon economies. The natural resources of wind, wave, gas and geothermal will position the Great South Coast as Victoria's alternative energy region. Adding value to primary produce is a prosperous manufacturing sector where butter, cheese, meat and seafood is made and exported.

There is also an expanding engineering focused manufacturing sector to support the bigger projects and developments of the Region. This activity has led to not just business growth and development but also innovation in responding to needs.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.