



Ivanhoe



## 70HI - 10% Return with Long Lease and Stable Tenant

- Secure a long-term investment opportunity with a strong lease.
- A local landmark for the area.
- Business established for approximately 50 years.
- The old premises burnt down in late 1995 and the current one was built in 1996.
- The current operators have a strong network of businesses and are keen to have the capital in business rather than the real estate and are offering a strong lease for investors.
- Provides comfortable pub-style accommodation with welcoming bar areas for patrons, undercover outdoor area and a strong restaurant.
- Service centre for the area and has a constant reliable gathering of locals and tourists alike.
- 7 newly refurbished motel rooms with ensuite. Brand new queen beds all fitted out with fresh linen, air-conditioning, side tables,

Price

SOLD

Property Type

Business

### Agent Details

Michael Philpott - 0433 137 927

### Office Details

Beecroft

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2119 Australia

1300 512 566

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lounge and ensuite to make that stay a bit more like home.

- Guests have access to great food and drinks within the property, so they don't have to go anywhere else to feel right at home.
- 4,812 m2
- 10 years from settlement with 3 x 10 year options (40 year lease in total from settlement).

Annual Rent: \$77,175 plus GST

Contact **Michael Philpott** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 70HI (quote when enquiring)**

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