



Bourke



199MF - WESTERN FREEHOLD MOTEL - MONEY MAKING SEASON ALL YEAR ROUND!

- 29 - 3.5 star motel suites, plus a separate four-bedroom accommodation cottage.
- Massive Net Profit opportunity \$440k plus over the past three years on average. This complete with evident upside.
- Close to 20% Return on Investment over the past three years.
- Genuine opportunity to future lease for a high yielding passive investment.
- Vast key improvements schedule both internal and external has been undertaken by the current owners - inclusive of bathrooms, paint, carpet, hot water system, televisions, plumbing upgrade, beds, lighting, and the list goes on.
- Rare large manager's residence featuring four bedrooms and three bathrooms. Main bedroom has a renovated ensuite. Large kitchen has new oven and cook top. Double lock up garage and

Price	SOLD
Property Type	Business
Floor Area	1 m2

Agent Details

David Head - 0438 663 551

Office Details

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TOURISM  **BROKERS**

enclosed yard at the rear.

- Complete with external barbeque areas with garden setting and swimming pool.
- Ample space and trade to add future motel rooms (STCA).
- A very recent property valuation significantly more than the asking price.
- Occupancy from 1st July 2020 to date is 73%.

Tourism Brokers are excited to take to market this land, building and business asset. Simply stated this opportunity presents the highest yielding freehold going concern property on the market.

You have the perfect opportunity to escape the hustle and bustle of the city and experience a regional community and genuine money-making vehicle.

No need for extensive qualification on this one folks. In return of the basic art of hospitality you will comfortably exceed a corporate wage without the corporate red tape, whilst you steer the ship!

Rest assured it will be worth the trip!

Net profit \$483,026 for 2018/19

Contact **James Carrick** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 199MF (quote when enquiring)

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