



Blackwater



2156ML - HUGE CASHFLOW BUSINESS IN VERY MODERN CORPORATE MOTEL, 35 ROOMS

- Huge reward and conservative Net profit \$300,000 plus expected
- \$245,198 for Jul-Dec 2020 (6 months)
- Huge upside and growth opportunity going forward
- 22 years remaining on the lease
- 55% approximate average occupancy with considerable scope for growth
- 4 star very low maintenance quality property
- Currently run under management by a single person management team with support staff
- 35 rooms comprising 21 Doubles, 11 Twins, 2 Family suites and one disabled unit.

📏 4,233 m2

Price	SOLD
Property Type	Business
Land Area	4,233 m2
Floor Area	1 m2

Agent Details

Michael Philpott - 0433 137 927

Office Details

Beecroft

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TOURISM  **BROKERS**

Highly regarded 4 star motel is approximately 14 years old and in perfect condition, set in a quiet street just off the Capricorn Highway.

The restaurant is fully licensed with a separate formal bar, al fresco dining and seating for 60 people. It is supported by the commercial motel kitchen. Currently run with Chef and support staff, easily expanded, but currently a very profitable operation

Opposite community park, Aquatic centre, adjoins retail strip shop with banking services and walking distance to CBD and all attractions including the \$9m Blackwater International Coal Centre.

Vibrant region with a diverse economy based on:

- Robust and resilient agriculture and horticultural industries including beef, grain, cotton, grapes, melons and citrus.
- Dynamic small to medium-size businesses.
- Professional and government sectors
- An evolving tourism market
- Major health and education services.
- Significant new infrastructure and construction projects

The region is rich in minerals and agriculture, thriving on irrigation sourced from water storage on the Nogoa and Comet rivers. It claims the largest sapphire-producing fields in the Southern Hemisphere. Major freight routes through the region include the north-south link between Charters Towers and northern New South Wales - identified as the inland transport alternative between Cairns and Melbourne.

Net Profit: \$300,000 plus

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

Property ID: 2156ML

Location: Blackwater is known as the Coal Capital of Queensland and the newly built, \$9m Blackwater International Coal Centre showcases the Central Highlands Coal Industry for the world. The coal mines each year around Blackwater produce millions of tonnes of coking and steaming coal. The coking coal is exported to Japan, Italy, the United Kingdom, Holland, France, Spain, Greece, Chile and many other countries, while the steaming coal produced is used for

power generation within Queensland.

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