



Dubbo



## 452ML - DIAMOND READY TO SHINE

- Rare leasehold in large regional hub.
- Ideal location in city centre.
- Strong corporate trade and repeat business.
- Major tourist centre with many attractions.
- Ease of operation, suit couple or management structure.
- Continual upgrades to property showing dividends.
- Long lease in place.
- Strong recovery from COVID-19.

Motels of this caliber are few and far between. Its repeat trade and its standing within the local market are second to none.

A true regional city Leasehold Motel, the business is continual and reliable, and this is an opportunity too good to miss.

Your inspection is highly recommended.

**Net Profit: \$300,000 expected for 2020/21**

Contact **Graham Matthews** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 452ML (quote when enquiring)**

Location: Ideally located at the intersection of major road and rail routes and an air transport hub, Dubbo is a thriving business centre servicing a regional population in excess of 120,000 people with a population of 42,000. The city is a

<b>Price</b>	REDUCED LEASEHOLD \$940,000
<b>Property Type</b>	Business
<b>Property ID</b>	3744
<b>Land Area</b>	2,023 m <sup>2</sup>
<b>Floor Area</b>	1 m <sup>2</sup>

### AGENT DETAILS

Graham Matthews - 0421 904 675

### OFFICE DETAILS

Beecroft  
34 Lamorna Ave Beecroft NSW 2119  
Australia  
1300 512 566



thriving regional home to people who enjoy close proximity to extensive medical, health, welfare, educational, recreational, cultural and shopping facilities, while State and Federal government departments have established regional offices in the City. You can live close to where you work, so you can have a fulfilling career and time to spend on yourself and your family. Here you can achieve an optimal work/life balance.

The city offers an affordable rental and real estate market, provides first-rate medical services to one-third of the State, and has a well-established pre-school, public and private education network. Local industries include retail, health, manufacturing, transport, tourism, education, construction, business services, agricultural and government services.

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