



## 78HF - BARGAIN FREEHOLD HOTEL ACCOMODATION WITH LOADS OF POTENTIAL

There comes a time when a Hotel needs a new direction and to redesign itself.

This strategically located regional hotel on 1,671 m2 of freehold property has two street accesses off the Bruce Highway and MacMillan Street in the centre of Ayr and is ready be reimaged.

This historic hotel would suit an operator ready to transform the property to a more up market venue based around accommodation, dining and small cafe.

This spacious hotel has loads of potential including a variety of accommodation and amenities within walking distance to everything.

An enormous public bar, private and lounge bars, games room, multi-use beer garden, restaurant and breakfast rooms, commercial

Price	SOLD
Property Type	Business

### Agent Details

Antonio Curulli - 0488 030 853

### Office Details

Beecroft

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kitchen, manager's residence, reception, storage, laundry, carpark and drive through, this property has it all.

At \$899,000 for the entire Freehold with 22 rooms with the potential to earn \$250 a week, makes this Hotel a bargain for those who have vision.

Do the Sums, 22 rooms @ \$250 Long Stay per week, \$5,500 PW, \$286,000 at 60% margin, gives you \$171,000 potential from accommodation alone, representing 19% on Freehold price.

The property has scope to downsize the Bar and Bistro area, increase the number of accommodation rooms, and ideally target for Farm Stay accommodation, room for an outdoor entertainment and pool area will convert this to one of the best inner-city hotels on the market.

Currently operated by an elderly lady (wishing to retire) with two support staff, an urgent and motivated seller awaits.

**Net Profit: 3 Year Average of \$115,000**

Contact **Antonio Curulli** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 78HF (quote when enquiring)**

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