

Sold



GREAT PERFORMING COUNTRY MOTEL - 1953ML

- Sort after Queensland country town motel.
- 14 well-appointed motel rooms with off street parking.
- In demand location, within 60 minutes' drive to the sunshine coast.
- Growth area with ongoing industry and development.
- Easy to run motel with good systems in place.
- Extra-large commercial style kitchen. (Options to offer meals)
- Reception attached to residence.
- Well positioned lease ratios, with 17 years remaining.
- Leasehold Motel.

Kilcoy Gardens Motel is well presented easy to operate 14 room motels, located in the busy Queensland country town of Kilcoy. Only 60 minutes' drive to the sunshine coast and 90 minutes to Brisbane.

The motel is well positioned on the main road leading into town and

Price

SOLD

Property Type

Business

Agent Details

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Office Details

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has easy access and ample parking for all guests. With surrounding gardens and lawns, the property provides a quiet location for all guests.

The Motel is well maintained, and rooms have had upgrades to many fixtures and amenities over the last two years, included new A/C units and hot water services, Queen beds and with all in-room electrical items including TVs/toasters/kettles/hairedryers being replaced.

With great bookings management and return guests, the motel is running at good occupancies of 65%, with opportunities to increase further with the predicted surge in tourism numbers through the region.

The restaurant is not currently being operated and has been converted into a large open plan residence lounge. Currently the residence offers one bedroom with built-in robes. The huge living space could be divided into more bedrooms to complement the existing bedroom if required.

With average Room Tariffs of \$112 a night, this Leaseholds annual Net Adjusted Profit is a healthy \$162,174 per annum and represents a Return on Investment of 35%

A perfect starter motel for the first-time operators.

Net Profit: \$162,174 for 2020/21

Contact **Richard O'Connell** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 1953ML (quote when enquiring)

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