



Yarrowonga



60HL - A MONEY MAKING 35% ROI & CAN BE RUN UNDER MANAGEMENT

- Weekly takings in excess of \$72,000. With the last 6 months averaging over \$72,000 per week, this is equivalent to a years wage.
- Central Hotel within walking distance to Lake Mulwala and town amenities.
- Healthy profit without gaming.
- Sports Bar with TAB.
- 20 well maintained ensuite rooms plus manager's unit.
- Favourable lease terms – 27 years remaining.
- Ample car parking.
- Bar, bistro, beer garden, bottle shop, functions and catering.
- Staffing sorted - everything will run as is for new owners.
- 3 hours from Melbourne - hot tourist location year round.
- 4.5 rating on Trip Advisor.

Net Profit: \$418,732 for 2020/21; \$433,367 for 6 months to April 2022

Contact **Andrew Cronin** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 60HL (quote when enquiring)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

Price REDUCED LEASEHOLD
\$1,195,000

Property Type Business

Property ID 4103

AGENT DETAILS

Andrew Cronin - 0433 091 971

OFFICE DETAILS

Beecroft
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