



## 1963MF - QLD REGIONAL CITY FREEHOLD MOTEL OPPORTUNITY

- 21 well-appointed motel rooms.
- Bruce Highway frontage, close to city centre shops and restaurants.
- Great long term property investment, with adjoining vacant land.
- Up to 4-bedroom residence options, with large lounge and kitchen.
- Restaurant and bar (currently closed) potential increase revenue.
- Ample off-street parking for motel guests.
- Rapid growth area with strong investment and industry.
- Opportunity for continuous business growth.
- 60 minutes to the Noosa and the Sunshine Coast.
- Situated in the growth city of Gympie, with Bruce Highway frontage and close to all shops and amenities, this budget 21-room Freehold motel is a solid investment and business.

The property features 21 well-appointed rooms with all amenities, swimming pool, barbeque area with ample off-street parking for all vehicles.

There is a wide choice of accommodation for the owner's residence from a one bedroom with lounge, to a full four-bedroom configuration. The decommissioned restaurant is currently being utilised as the owner's lounge/living area.

The property of 3,000 m2 expands over a corner block with dual street entrances, providing long term opportunity for expansion or further development. There is a large vacant grass area with opportunity for additional housing or motel expansion STCA. New owners can continue the business as a strong 3 star motel or upgrade and enhance the facilities to generate further growth.

<b>Price</b>	FREEHOLD \$2,100,000
<b>Property Type</b>	Business
<b>Property ID</b>	4194

### AGENT DETAILS

Richard O'Connell - 0477 013 006

### OFFICE DETAILS

Becroft  
34 Lamorna Ave Becroft NSW 2119  
Australia  
1300 512 566



The business has traded well through the tough COVID period, with consistent revenue over the last three years. There is a real surge in business with accommodation in demand by the contractor workers for the new Gympie bypass construction over the next five years. Current occupancies are in the high 80%.

Gympie has had a boom in residential real-estate being the next major city north of the sunshine coast and has a number of projects confirmed for the town over the coming years.

This property provides a great opportunity for the purchaser to invest in a solid piece of real estate and create a new lifestyle with this easy to run business. Based in the heart of a historical QLD town, yet only 60 minutes to Noosa and the Sunshine coast.

With average Room Tariffs of \$105 a night, and great growth potential, this business has an annual Net Adjusted Profit of \$298,249 per annum. Providing an ROI of 14.2%.

**Net Profit: \$298,249 for 2021/22 (11 months)**

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

**Property ID: 1963MF (quote when enquiring)**

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