



EXCLUSIVE TO
Miles TOURISM
BROKERS



2023ML - CHEAP LEASEHOLD AT 50% ROI

If you have been looking for an easy to operate leasehold motel in a good trading area, then look no further. This motel had been in the same hands for many years until they retired and left the property in disarray. The current owner has gone in, tidied the place up and repositioned the property in the local marketplace. The last few months since the improvements has seen the occupancy and turnover skyrocket.

So, what exactly is on offer?

- Main road exposure in the centre of town.
- 12 ground floor rooms of varying configurations.
- 3 bedroom residence.
- Low maintenance grounds and gardens, pool and barbeque area.
- Affordable rent currently at \$70K pa. (no market reviews)
- A 30 year lease and only CPI increases.
- New 39 kw solar system.
- No restaurant or liquor license.

Miles is in the middle of a strong agricultural area and the SW QLD gas fields. It is on the main arterial highway leading from Brisbane and caters for tradies and travellers of all kinds. It is a small friendly town approximately 2.5 hours from Toowoomba.

This property is suitable for a couple wanting to reposition their life, work for themselves and save some money for the future. The projected figures for 2022

Price	LEASEHOLD \$359,000
Property Type	Business
Property ID	4201

AGENT DETAILS

Tony Johnson - 0433 335 679

OFFICE DETAILS

Becroft
34 Lamorna Ave Becroft NSW 2119
Australia
1300 512 566



and beyond are strong and your good work should be rewarded for many years to follow.

Don't hesitate, call me now and arrange a private inspection.

Turnover: \$325,000 projected for 2022/23 Net Profit: \$180,000 projected for 2022/23 (as provided by vendor)

Contact **Tony Johnson** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 2023ML (quote when enquiring)

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