



Hay EXCLUSIVE TO
TOURISM
BROKERS



667ML - ABSOLUTELY BRILLIANT OPPORTUNITY

Absolutely brilliant opportunity to secure a near new property (presents as new) in a profile position at the junction of two highways. Currently part of a corporate operational structure, this has some real upside for a hands-on operator.

Opportunities like this are rare and with a series of multi-million-dollar solar farms in the area (and continue to be approved in the area) add to the real opportunity.

The prior (Mum and dad) owners held the business for in excess of 10 years as a testimony of how good it can be and sold to a Corporate in November 2019 that have found it too small for their requirements. This is an exceptional opportunity for a small hands-on investor with staff or a hands-on operator to take to the next level with the right guidance.

The lease is exceptional and creates a real opportunity. The general area is benefiting from a rural and holiday boom with significant increases being experienced from contractors, movie makers (the new Mad Max movie) the enhanced tourism and related increased domestic travellers.

Hay is benefiting from additional capital upgrades of the local industries and a vibrant economy that has an exceptionally strong outlook for the next three or four years as a minimum.

This is an opportunity well worth your time and resources to have a closer look at

Price	LEASEHOLD \$937,500
Property Type	Business
Property ID	4206
Land Area	11,231 m ²
Floor Area	1 m ²

AGENT DETAILS

Michael Philpott - 0433 137 927

OFFICE DETAILS

Beecroft
34 Lamorna Ave Beecroft NSW 2119
Australia
1300 512 566



and consider. \$381,986 is annualised income and all financials are available once a Confidentiality Agreement is in place.

Quantity Surveyors report dated 24th December 2019 showing plant and equipment to the value of \$923,125.

Net Profit: \$381,986 based on annualised income.

Contact **Michael Philpott** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 667ML (quote when enquiring)

Location: A friendly rural community, **Hay** is situated on the picturesque Murrumbidgee River, about halfway between Sydney and Adelaide and just over 400 kilometres from Melbourne. Hay is a progressive and proactive community with agriculture the main base of the economy but in recent years the community has embraced tourism. This diversification has created a range of employment and business opportunities in the private and government sector. Hay's geography, climate and environment are conducive to a range of agricultural and pastoral activity. The Hay Shire is well known for its Merino sheep and wool industry as well as producing a diverse range of commercial crops such as rice, corn, cotton and wheat. Irrigated horticultural land produces lettuce, rockmelon, broccoli, grapes and garlic. Hay is centrally located to transport this produce to markets in Sydney, Melbourne, Adelaide and Canberra. The potential to value add in the horticultural industry is extensive.

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.