

Motel for Sale Lakes Entrance VIC



For Sale

Location: **VIC**
Asking: **\$4,250,000**
Type: **Accommodation-Motels**

40 room Motel, freehold and business. Huge upside.

Excellent return from investment. Very solid business.

Opportunity to possibly raise the occupancy another 30%. Please enquire.

To make a living and love where you live, is as good as it gets.

This is a magnificent Motel, with prime exposure on the Main Road coming into Lakes Entrance.

As it sits on top of a hill, it provides beautiful panoramic views over the Gippsland Lakes and the Bass Straight / Ocean.

The land size is 7,400m², with a large parcel still vacant and available for future development. (see pictures)

On offer is a 40 room - Freehold Going Concern zoned as General Residential Schedule 1 - GRZ1

Possible 2nd Floor expansion and/or residential development opportunities. (STCA).

The investment in the land alone could be an amazing long term investment.

Large -State of the Art commercial kitchen and 110 seat restaurant that is not in use currently, but ready to go now.

Massive opportunity for a new Vendor to offer Breakfast, which would substantially increase bookings and NET profit \$\$\$

Many variations of room layouts to cater for all types of guests that require their own configurations and/or special room sizes.

All motel rooms have great facilities, and a fairly new commercial laundry is set up for big volume of clientele.

Huge amount of parking for guest's.

The Occupancy Rate has been steadily climbing for the last 3 years, and should be well over 50% in 23-24.

The whole property has recently undergone internal and external renovations.

Currently a very profitable Motel business with vast opportunities for further growth in this very popular tourism, coastal town.

The Vendor has asked for pre-planned inspections and would prefer no walk-ins.

Please call Michael for an inspection on 0400 645 133, or submit a enquiry online.

Contact:

Michael Keltie

0400 645 133

aubizbuysell.com.au/122224

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