



## For Sale

Location: **TAS**

Asking: **OFFERS OVER \$249,000 WIWO**

Type: **Accommodation-Motels**

### Leasehold Gym Brand New Setup With 5 Motel Rooms Fully Licensed Restaurant and Gym

Located at the picturesque York Cove in George Town, Tasmania, this established venue presents a unique opportunity for those seeking a multi-faceted business with a strong reputation for hospitality.

The property includes a fully licensed fine dining restaurant, 5 accommodation rooms, a gym, and a swimming pool all included under the lease.

The current tenant has paused operations of the restaurant due to other commitments but continues to run the additional income-generating facilities.

This recently renovated leasehold business is perfect for anyone looking to invest in a versatile property offering multiple revenue streams, all supported by a stellar reputation.

#### Key Highlights:

Prime Water Frontage

24/7 Gym with FOB access and approximately 190 members income from the gym alone covers more than the total rent

120-Seat Fully Licensed Restaurant

Holiday Rental Income: 5 rooms (3 deluxe rooms + 2 self-contained 2-bedroom apartments with stunning Tamar River views). New owners could even choose to live in one of the apartments.

Swimming Pool

Marina-with 24 berths, rented at \$275 a month or \$2750 yearly. Potential to generate an income of approx \$75,000 pa.

Long Lease with options extending until approximately September 2043, with rent around \$2,204 per week + GST + outgoings

Fully Renovated Premises

Spacious restaurant offers an opportunity to cater for events such as weddings. Gym could generate more income if the new owners want to source personal trainers etc and use their Gym Master software to sell classes to the members.

This could be your perfect hospitality adventure in the new year 2025. Enquire and fill out a confidentiality agreement for more information.

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### Contact:

Paul Scott  
or **0477 771 098**

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To arrange an inspection-Contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098  
email: pauls@businessbrokersnetwork.com.au INTENDING PURCHASERS TO MAKE THEIR OWN  
INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY  
OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are  
approximate