

Renowned Leasehold Motel for Sale Swan Hill



For Sale

Location: **VIC**
Asking: **\$1,200,000**
Type: **Accommodation-Motels**

RENOWNED LEASEHOLD MOTEL - SWAN HILL REGION

INTRODUCTION

After 5 years of motel renovation and business development our retiring vendor proudly presents this immaculate leasehold motel overlooking peaceful golf course surrounds being perfectly located on the New South Wales -Victorian border enticing overnight patronage for motorists travelling from Adelaide to Sydney/Melbourne with further patronage all year round from tourists, business and trade sectors and sporting groups providing an opportunity for a motivated and diligent couple/family to acquire this hugely profitable business and enjoy the enviable lifestyle this region offers.

This 4 Star rated motel consists of 20 immaculate and spacious units offering a popular configuration of room styles complimented by a beautifully presented 3 bedroom 2 bathroom residence designed to ensure a truly enviable lifestyle .

KEY FEATURES:

Spacious 20 unit refurbished motel with outstanding Golf Course outlook with verandah and decking to all rooms.

Variety of Room Configurations

Private 3 Bedroom Residence

Updated Reception Office

Stand Alone Guest and In House Laundry

Commercial Kitchen

Long Lease

High Profile Web Site

Concrete In Ground pool with Massive Shade Cloth

Back Up Hot Water System

Solar System

Electric Charging Facility

Allotted Parking to each Room

Nothing has been spared in terms of cost in the upgrading and refurbishment of this highly regarded

Contact:

Chris Keeshan
0407 407 050 or [1300 150 094](tel:1300150094)

aubizbuysell.com.au/133236

Business Brokers Network
Australia
Broker Ref: 24890.1



motel as evidenced by Booking. Com reviews.

REVENUE DETAILS:

2024: \$575k+

2025: \$715K

2026: \$600K+

OVERVIEW

The motel caters for all types of visitors. Apart from interstate stopovers, travelers and tourists the motel enjoys high repeat patronage from the trade and business sectors servicing local business's, government agencies and the agricultural sector. As a result the motel enjoys consistent year round income as reflected in the occupancy rate.

The region is also experiencing significant growth from current and proposed commercial, agricultural and mining projects to ensure continuous high revenue.

OPPORTUNITY SUMMARY

With all motel refurbishment completed there is really nothing to spend on the motel. Simply move in and profit from day one!

The motel is ideal for a motivated hospitality minded couple/family wanting lifestyle but most importantly high income return.

Financial Details will be made available on qualified enquiry.

This is a one off opportunity to secure a financial future and for further information and inspection please contact Chris Keeshan as detailed.