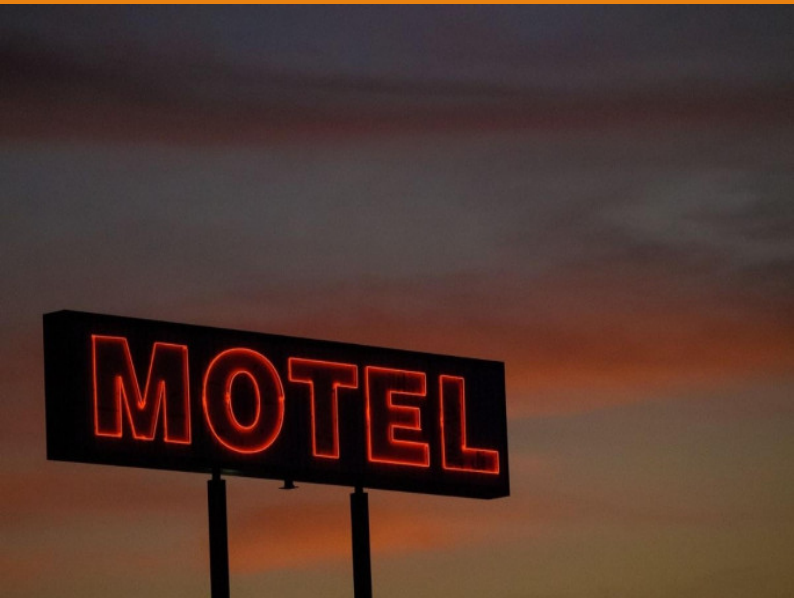




For Sale

Location: **WA**

Asking: **Expressions of Interest Closing 11th Decemer 2026**

Type: **Accommodation-Motels**

Freehold Motel with Licensed Restaurant & Bar | Regional WA | 60+ rooms | fully under management

The property comprises more than 60 guest rooms across multiple accommodation blocks on a freehold site of over 1.3 hectares, together with a fully licensed restaurant and bar, function room, swimming pool, commercial and guest laundries and a manager's residence.

A substantial, long established motel offered for sale as a freehold going concern on a walk in walk out basis.

The business operates entirely under management. The owners are not involved in day to day operations and visit only a few times a year. An experienced on site team is in place, led by a general manager with close to ten years in the business.

Key features

- Freehold property and operating business in one transaction, walk in walk out
- 60+ rooms with parking for approximately 90 vehicles, including dedicated heavy vehicle parking
- Fully licensed restaurant, bar and function facilities
- Diverse guest mix across corporate, government, contractor, coach group and leisure segments
- Around 70 percent of bookings direct, the balance through the major online travel agents
- Cloud based property management, point of sale and rostering systems
- Solar system owned outright, EV charging on site
- Positioned on a major regional touring route serving both destination and through traffic

Financial summary

- Turnover approximately \$3.8 million per annum, consistent across four financial years
- Normalised EBITDA approximately \$1.25 million (FY2026)

Scope exists for an incoming owner to build on a proven base through continued refurbishment, yield management and further development of the corporate and contractor markets.

Contact:

Dru Morgan
or [1300 577 297](tel:1300577297)

aubizbuysell.com.au/134362

Business Brokers Network
Australia
Broker Ref: 26407



Offered by Expressions of Interest closing at 4pm on Friday 11th December 2026.

For the full CIM,copy & paste the link to complete the NDA - <https://www.mbs-public.com/umz7shb>

Dru