



For Sale

Location: **NSW**
Asking: **\$1,288,000**
Type: **Accommodation-Motels**

Motel Leasehold / Business for Sale

Proven Income & Lifestyle Opportunity.

After five years of renovation and business development, our retiring vendor presents an immaculate, four-star-rated motel with the leasehold business available for purchase.

Set beside a peaceful golf course on the NSW/Victoria border, the motel benefits from interstate travellers, tourists, sporting groups and repeat business from local trade, government and agricultural sectors.

Its strategic location supports consistent year-round demand.

The Tooleybuc Club Motor Inn is right next to the Tooleybuc Sporting Club.

Our 4 Star motel is also right beside the Tooleybuc Golf Club.

And for the tourists - the motel is situated by the Murray River, on the NSW side of the border, enticing overnight patronage

Tooleybuc is central to Melbourne, Sydney and Adelaide. Just 30 minutes drive from Swan Hill and 2 hours from Mildura.

The property features 20 refurbished guest units, a private three-bedroom residence, reception office, commercial kitchen, guest and in-house laundry, and an in-ground pool.

Additional features include verandahs and decking, parking for each room, solar power, backup hot water and an EV charging facility.

Reported revenue: 2024: \$575K+ | 2025: \$715K | 2026: \$600K+

With the major refurbishment complete, this is an attractive opportunity to acquire an established motel business and benefit from a great income.

Amazing opportunity for a motivated and diligent couple/family to acquire this hugely profitable business and enjoy the enviable lifestyle this region offers.

Most importantly this is a high income return.

Financial information available to qualified enquirers.

Call Michael on 0400 645 133 - or submit an enquiry.

Contact:

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