



## 1536ML - Real Opportunity to Add Value and Make \$\$

Huge upside from food and conferences, currently operated as a B&B facility and trading over 73% occupancy.

Currently run by a single operator with the support of staff; a couple could add significant value to the property.

Exceptional 3 bedroom residence with private yard and space adjoining the front office and commercial laundry.

An exceptional 30 room 3.5 star motel with high occupancy levels and quality fitout, this lease, with 23 years to run, 5 yearly to market rent reviews, offers a superb opportunity to capitalise on the current lessee's work and drive the business even further.

Some of the rooms are very spacious and well suited to families and

Price	SOLD
Property Type	Business

### Agent Details

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### Office Details

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the corporate market. The property includes 1 x 3 bedroom unit in the complex that make up part of the 30 rooms with a large number of bedding and room options.

Located with a short drive of the nation's capital and only 3 hours from Sydney, the property presents exceptionally well with a wide corner frontage and 'country style' architecture.

Motel is the preferred destination in the area for commercial travellers, tourists and those undertaking business in Canberra. Significant capital projects are often being undertaken in the area which enhances the long-term occupancy potential.

If you are looking for a busy motel in a prime location with a superb 3 bedroom residence and popular conference facilities then you simply cannot ignore this opportunity.

The layout and size of the property offers a number of benefits. With a stylish design, this property can be easily repositioned and cater for a number of markets that the property does not currently cater for. This is your opportunity to stamp your authority, create your vision and make the money from a revitalised business.

Net profit \$214,149 for 2016/17

Contact Michael Philpott from Tourism Brokers for further information or to arrange an inspection.

Property ID: 1536ML (quote when enquiring)

Location: Yass is a progressive town with excellent educational, medical, aged care, sporting and recreational facilities. Because of its proximity to the ACT, Yass residents also have easy access to work and education opportunities in Canberra whilst enjoying living in a country environment. With its landscaped streets and restored heritage buildings, Yass is a charming and vibrant town. Good shopping and intimate cafes complement the historic attractions and the area's natural beauty. There are many attractions and retail

opportunities in Yass town to keep you busy and some lovely villages full of history and wonder to visit as well.

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