

Sold

Warrnambool



2404ML - A Small Price To Start Your Motel Career

The City Heart Motel in Warrnambool is a 17 room high 3.5 star motel a whisker away from the CBD.

There's a just started 25 year lease, and a good income that can be easily built on. It's priced to sell - specially looking for an entry into the lucrative accommodation industry.

Warrnambool is the business centre of South West Victoria, just a tad over 2.5 hours from Melbourne. As well as seeing strong corporate visitation, it's also a destination for the international and local tourist exploring the well-advertised drawcards - like the Great Ocean Road, the whale watchers, the fishing, the surf - and lots more.

And for a family? State, catholic and private schools, Deakin University, sporting clubs and more.

We know this property is good. But you can check the online reviews to see what other people think. It's all good news!

Price

SOLD

Property Type

Business

Agent Details

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Office Details

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TOURISM  BROKERS

IS THIS YOUR YEAR FOR A CHANGE?

Net profit \$121,010 for 2018/19

Contact **Reg Partington** and **Annette Adams** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 2404ML (quote when enquiring)

Location: With a population of 34,000 and a catchment of 100,000 Warrnambool is the regional centre to Victoria's Great South Coast. It is located 263 km south west of Melbourne, a drive of approximately three hours. Travelling the Great Ocean Road to Warrnambool takes 5.5 hours. Warrnambool is also 655km from Adelaide in South Australia, an 8 hour drive.

Whilst agriculture - dairy, sheep and forestry - remain the mainstay of the regional economy, renewable energies are a key opportunity particularly in the emerging international carbon economies. The natural resources of wind, wave, gas and geothermal will position the Great South Coast as Victoria's alternative energy region. Adding value to primary produce is a prosperous manufacturing sector where butter, cheese, meat and seafood is made and exported.

There is also an expanding engineering focused manufacturing sector to support the bigger projects and developments of the Region. This activity has led to not just business growth and development but also innovation in responding to needs.

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