



## Sale



### Freehold & Business Motel Opportunity Located in Major Gippsland Motel City

Freehold & Business Motel is well located on a service road to Princes Highway in this strong Gippsland Motel City.

The total site is approximately 3460 Square Metres. The large land holding presents an opportunity for further development (STCA).

Existing 18 Units fully renovated and attracting high tariffs with an 8.7 Rating on booking.com. Solid Trade to Workers, Corporate, Farm Workers, Travellers, and others. Presents scope to increase revenues further. The Motel has a Self-Check-In System that allows the operators to gain additional business whilst enjoying a more normalized lifestyle.

Adjoining real estate also available for rental or purchase for an additional purchase price. The service road location allows for safe off-road parking of larger vehicles.

Inspection is necessary to appreciate this hard to obtain Freehold Going Concern Motel in a busy and vibrant Motel Business City with a strong economy.

\$3,500,000

Contact the Sole Brokers Bob McCormick on 0408 510 938 or Scott McCormick on 0409 216 465 for further details and to arrange inspection.

\* Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McCormick & Co and or their agent(s). Some information is relied upon from third parties. Title information and further

3,460 m2

<b>Price</b>	\$3,500,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	140
<b>Land Area</b>	3,460 m2
<b>Office Area</b>	1 m2
<b>Warehouse Area</b>	1 m2

#### Agent Details

Scott McCormick - 0409 216 465  
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#### Office Details

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**McCORMICK & CO**

property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McCormick & Co and or their agent(s) do not accept responsibility or liability for any inaccuracies.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*