

Sold



27-35 Driffield Street, Queenstown



## RAILWAY HOTEL BEST VALUE HOTEL IN TASMANIA \$800,000 WIWO VENDOR FINANCE

This extraordinary opportunity includes a bricks & mortar property, all plant and equipment, all stock with a value of approx \$50,000, an established income producing business and residence. Queenstown is booming, property prices are sky rocketing, tourism activity is higher than ever and mining activity is very positive.

This is a value for money purchase, selling below government valuation.

A completely renovated, updated and modernised hotel, excellent presentation, one of only 3 operating hotels in vibrant Queenstown.

Varied income streams from bar sales, Thirsty Camel bottle shop, accommodation, Keno, Tab and 10 Gaming Machines (owned by the hotel) and well equipped kitchen ready to go. Enjoys strong local support, popular with tourists and mine workers.

The accommodation comprises 12 back packer rooms (two currently used for storage), serviced by 4 bathrooms and 6 refurbished ensuite rooms, upstairs one bedroom managers quarters.

Turnover of approximately \$950,000 in 2022F/Y with absentee owner, this pub is loaded with potential and would show a working couple an excellent

Price	SOLD
Property Type	Business
Property ID	1023

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property  
Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



ROI.

The owner will consider vendor finance to an a qualified buyer, on approx 1/3 deposit, terms to be negotiated.

With the following salient features

- \*Large main bar, with two year old Glycol beer system with 3 fronts and 5 beers, 8 ball, darts and juke box.
- \* Dining room/Bistro can comfortably seat about 70 patrons.
- \*Drive through bottle shop
- \*Solar panels installed
- \* Comfortable and modernised managers residence.
- \*Only Tab outlet in town, Gaming machines after the 1st of July will return the site operator/owner approximately 50%
- \* On three titles, land size approximately 2,500 m2, with a building area of about 1150 m2, zoned General Business.
- \* 3 Cool-rooms, workshop and storage.

If you have been looking for a brilliant opportunity please contact Paul Scott email: pauls@tasbps.com.au ph 0477 771 098 or Praveen Pant email: praveenp@tasbps.com.au ph 0432 256 682

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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.