



54-58 Orr Street, Queenstown



**24 ROOM FHGC BEST VALUE TASMANIAN MOTEL**  
**\$1,250,000 NEGOTIABLE**

Hard to find 24 room motels at this price, excellent presents, with strong repeat business and plenty of upside.

Freehold going concern, including all plant and equipment, business and stock in trade.

Main street frontage with attractive presentation, reception adjoins the two bedroom managers quarters, Minimum 60 seat restaurant is serviced by a very well equipped commercial kitchen. Twenty Four ground and first floor en-suite rooms of varying configuration, ample onsite parking, public/guest laundry and public/commercial laundry.

The attractive spacious licensed restaurant over looks the main street.

Ideal entry level motel for a working couple, with an insurance replacement value of three times the asking price.

If you have found it difficult sourcing an affordable motel, then this certainly could well suite, profitable and well presented.

Perfect investment, operate for a while then lease the business and have a passive income.

<b>Price</b>	\$1,250,000 NEGOTIABLE+SAV
<b>Property Type</b>	Business
<b>Property ID</b>	1478

**AGENT DETAILS**

Paul Scott - 0477771098  
 Praveen Pant - 0432 256 682

**OFFICE DETAILS**

Tasmanian Business and Property Sales  
 31 Eence Dr St Leonards, TAS,  
 7250 Australia  
 0432256682



Wait and you will miss out, ph Paul Scott on 0477771098, email pauls@tasbps.com.au Praveen Pant on 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.

Please Note: All figures quoted are approximate.

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