



50 Pioneer Ave, New Norfolk



ATTRACTIVE LEASEHOLD FY2023 NET \$170K 30 ROOMS 3.5 STAR MOTEL 35 MINS FROM HOBART O/O \$369,000+SAV

An opportunity that would not last long!

Discover a once-in-a-lifetime opportunity to own a thriving leasehold motel nestled in the picturesque town of New Norfolk, just 35 minutes northwest of Hobart. Offered for sale for the first time in approximately 15 years, this meticulously maintained business has been operated by the current owner since circa 2008.

**Key Features:**

Total of 30 rooms, including 28 guest rooms and 2 staff rooms, this motel provides comfortable and convenient accommodation options for travellers and visitors to the region.

Current owner has spared no expense in enhancing the presentation and quality of this 3.5-star accommodation property.

In house guest laundry.

Boasting an attractive 42% Return on Investment (ROI), this motel offers tremendous potential to grow.

Price	SOLD
Property Type	Business
Property ID	1916

**AGENT DETAILS**

Paul Scott - 0477771098

**OFFICE DETAILS**

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



With highly recommended 8.2/10 stars reviews from over 250 guests on Booking.com, this business stands as a testament to exceptional customer satisfaction, ensuring repeat business and positive word-of-mouth referrals.

While the motel restaurant currently serves breakfast for in-house guests and caters for pre-booked private functions, there is immense potential to expand revenue by opening the restaurant to the general public. With the current revenue from the restaurant accounting for only 2-3% of total turnover, there is ample room for growth and increased profitability.

Offering a long lease of approximately 27 years, including options.

There are plenty of upsides for the new operator, including the potential to increase revenue through strategic marketing on various accommodation platforms and flexible room rate adjustments based on market demand and occupancy levels, the possibilities for growth and success are endless.

Current owner chooses to operate on around 50% occupancy, located very close to the Tasmanian capital, this motel should be able to achieve 70% or more occupancy if desired by new owners.

Your Gateway to Success Awaits!

If you're seeking a lucrative low in-going motel business in a prime location close to Hobart, the Tasmanian capital city, look no further! Enquire with our professional business brokers today for a confidential discussion and to arrange an inspection of this exceptional leasehold motel in New Norfolk.

Call Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098  
email: pauls@tasbps.com.au/ praveenp@tasbps.com.au

**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.**

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