



48 Main St, St Marys



## ICONIC ST MARYS HOTEL: FREEHOLD PASSIVE INVESTMENT, EXPERIENCED TENANT, LONG LEASE, 8.5% NET RETURN FROM YEAR 2

This magnificent property, built circa 1910 with a commanding full-length veranda and balcony, is now available as a freehold passive investment.

It features a grand staircase, stained glass leadlight windows, and high ceilings from a bygone era.

With an experienced operator on a long lease, the pub guarantees a great return for the investor.

As the only hotel in St Marys and for many kilometers in any direction, it is located on the main Esk Highway leading to the East Coast and major towns like St Helens, Scamander, and Bicheno.

This popular country pub generates income from accommodation, food and beverage sales, and over-the-counter and bottle sales.

It enjoys high turnover and great reviews, particularly for its food.

The property includes a 758 m<sup>2</sup> solid brick building on nearly an acre of land, bordering the famous St Marys Rivulet.

It offers 15 accommodation rooms with clean and comfortable shared bathroom facilities, commercial kitchen, 2 dining rooms, public bar, manager's apartment, beer garden, and parking area.

This is where locals gather, the community meets, and tourists and

<b>Price</b>	Offers Over \$1 Million
<b>Property Type</b>	Business
<b>Property ID</b>	1917

### AGENT DETAILS

Praveen Pant - 0432 256 682  
Paul Scott - 0477771098

### OFFICE DETAILS

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



travelers stop for refreshment and a meal. With an experienced operator, this pub will thrive with strong support and business by forming lasting relationships with the community.

For more information or to arrange a private viewing of this remarkable property, contact Praveen Pant at 0432 256 682 or Paul Scott at 0477 771 098, or email [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au).

**INTENDING PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT RELY ON WARRANTIES OR STATEMENTS MADE BY THE VENDOR OR ANYONE ON THEIR BEHALF.**

**NOTE: All figures are approximate.**

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