



Queenstown



**BEST VALUE TASMANIAN HOTEL ALL REVENUE STREAMS ,
EXCELLENT PRESENTATION FHGC 0/0 \$895,000 +SAV**

This extraordinary opportunity includes a bricks & mortar property, all plant and equipment, 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, priced to sell, will not last.

A completely renovated, updated and modernised hotel, excellent presentation, one of only 2 operating hotels in vibrant Queenstown.

Varied income streams from bar sales, Duncan's bottle shop, accommodation, Keno, Tab and 10 Gaming Machines (owned by the hotel) and well equipped commercial kitchen. Enjoys strong local support, popular with tourists and mine workers.

The accommodation comprises 12 back packer rooms with 4 bathrooms (very popular with workers), and 6 refurbished en-suite rooms (one still to be upgraded), upstairs very modern one bedroom managers quarters.

Turnover of approximately \$1,500,000 in 2024F/Y with absentee owners, under management, this pub is loaded with potential and would show a

Price	OFFERS OVER \$895,000+SAV
Property Type	Business
Property ID	2016

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



working couple an excellent ROI.

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 are owned by 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.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@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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