

Just Listed



Scottsdale



## ABOVE AVERAGE PASSIVE INVESTMENT 9% ROI ON PURCHASE PRICE OF \$1,395,000

This standout, landmark property on prominent corner position, is a strong positive cash flow investment.

Whole property is excellent order and condition, with a tenant who has a substantial investment in the business.

All three forms of gaming, 16 quality hotel rooms and four deluxe motel rooms, owners apartment, public bar, dining room, large function room known as the Stronach Room, ample on site parking.

The tenant enjoys a broad income base from Keno, TAB, Pokies, accommodation, meals, beverage and over the counter sales.

The freehold passive investment and or the business are for sale.

View the attached video.

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

Price	\$1,395,000
Property Type	Business
Property ID	2028

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Eence Dr St Leonards, TAS,  
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0432256682



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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