



MOTEL - MID-NORTH COAST

Description: Pacific Highway, Woolgoolga. 10 units plus self contained apartment in prime growth region.

AAA Rating: 3 Star.

Construction: Brick and tile with brick petitions

Residence: 2 bedroom with built-ins. Large lounge & dining area. 2 x bath / toilet. Share motel kitchen and storeroom adjoins. Reception office area.

Age: 1975 approx.

Cienteles: Passing trade and holiday people.

Land Area: $\frac{1}{2}$ acre.

Tariffs: Permanently letting self contained apartment \$135p.w

Single \$52-\$75; Double \$55-\$75; Family \$85-\$120; Extra Person \$10

Chain Affiliation: Budget Group

Further Development: Possible with extra block of land available next door.

Services: Breakfast, ISD STD

Turnover: \$100,000

Occupancy: 45%

Comment: This property has not been marketed for many years and has mostly been run by a single male. There is tremendous up side to this motel with growing number holidaying in Australia and traveling north.

Turnover must increase and value will continue to grow.

Price: \$0