



## MOTEL - RIVERINA

Description: Stunning motel in busy Riverina centre. Well positioned. Excellent exposure. Not a cent to spend.

AAA Rating: 4 Star

Construction: Double brick with colour-bond roof on concrete slab. Brick partitions. Colonial style.

Residence: 3 bedroom, 2 with built-ins, private kitchen, lounge, dining, breakfast room, office, bath/toilet, laundry, double lock-up garage. Top quality modern family residence.

Age: 1987

Clientele: Rep & corporate trade. Weekend tourists & sports etc.

Land Area: 2 acres approx.

Tariffs: Single \$92; Double \$99; Family \$155; Extra Person \$22

Lease: No

Laundry: Full commercial on site. Linen as new, 2 plus changes.

Restaurant: 80 seat licensed (6 days) bar, room service,

Services: Small function room (30), computer conventions, pool (in-ground), fire rated, cooking facilities (3 units)

Turnover: \$600,000 plus 2006/2007 - \$587,500 2005/2006

Occupancy: 58% approx.

Comment: One level modern colonial style motel. Generous attractive relaxing grounds, lots of room for improvement. Excellent rear access for large vehicles and coaches.

**Price:** \$0