



## 251 Rusden Street ARMIDALE, NSW

### Investment Hotel for Sale - Grand Hotel, Armidale

- Hotel Features: public bar, bistro, gaming room, beer garden, car park with 22 car parks
- Prominent brick building situated upon 1667m<sup>2</sup>\* of prime land located on the corner of Rusden Street and Ohio Streets - with 56.1m\* of street frontage
- 5 x Band 2 Poker Machine Entitlement's (in-situ value circa \$2,000,000\* within Armidale LGA, Band 2 premium)
- Located 800m from Armidale CBD, 400m\* from Armidale's industrial district and 600m\* from Armidale TAFE
- Major regional centre with a population of circa 25,000\*
- Currently producing \$109,200 \* in annual rental revenue with increases to \$151,800\* by mid 2022

To receive updates via your Facebook newsfeed please click here, or visit [www.facebook.com](http://www.facebook.com)