



1-5 Heathcote St, Ulverstone

## LEASEHOLD 29 ROOM MOTEL FULLY LICENSED W/ 3BR MANAGERS RESIDENCE 30YR LEASE NETTING >\$400K FY23

100% run under management

Beachway Motel & Restaurant is Ulverstone's popular 29-room leasehold motel with a 3-bedroom manager residence.

Excellent turnover exceeding \$1.2 million and 4-star Google ratings, this is an outstanding opportunity in North West Coast of Tasmania.

An impressive ROI >31% with occupancy>77% in FY2023, it is a rare motel offering on the market.

Offering a 30-year lease ensuring substantial returns for the incoming owners.

This property has undergone extensive renovations, shines with exceptional rooms, and requires no further investment, showcasing a consistent surge in turnover year on year.

Located en-route to Burnie and Stanley, mere minutes away from Buttons Beach.

Beachway Motel & Restaurant beckons travellers exploring Tasmania's

<b>Price</b>	Offers Over \$1,298,000 million+SAV
<b>Property Type</b>	Commercial
<b>Property ID</b>	1816
<b>Office Area</b>	1 m2

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,

7250 Australia

0432256682



northern-west gateway.

Set on approx. two acres of meticulously landscaped gardens, it offers a serene escape amid nature's splendour.

Welcoming tourists, repeat guests, tour groups, and corporate visitors.

Guests enjoy meals at the motel's 50-seat fully licensed restaurant which serves breakfast, lunch, and dinner.

The owners spare no effort in offering top-notch amenities, including standard rooms, self-contained apartments, an outdoor pool, guest laundry, and various other features to ensure a memorable stay for all patrons.

Corporates & groups take advantage of the function/conference hall featuring wide windows, a generous dance floor, and speakers.

Discover endless growth potential with Beachway, inviting entrepreneurs, investors, and experienced operators to make their mark in this thriving motel.

Asking offers over \$1.298 Million+SAV.

Interested buyers please fill out a confidentiality agreement on our website, qualified buyers will be supplied with the financials.

Phone Business Broker Praveen Pant on 0432 256 682.  
praveenp@tasbps.com.au or Paul Scott on 0477 771 098  
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.

Please Note: All figures quoted are approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.