

Sold



Queenstown



## BEST VALUE FREEHOLD 27 UNIT MOTEL ADJ NET \$430K A1 PRESENTATION \$1,650K+SAV

In every respect this motel ticks all the boxes, value, presentation, price and upside.

Meticulous presentation, all rooms are of a very high 3.5 star standard (all ground floor units), clinical cleanliness, whole property in very good order, improvements and renovations have been made, furniture plant & equipment upgraded. More than 100 solar panels, 43kw capacity and 27 split systems added in April 2022

Gold Rush Inn has won the 2021 Travellers' Choice Award from Tripadvisor. Queenstown has just been awarded Small Australian Tourist Town 2023.

With more than \$500,000 forward booking, representing a combination of individuals and coach bookings, current YTD figures indicate an adjusted net of \$430,000 for the whole financial year, to a working couple. March and April 2021 income was the best on record.

Located in Queenstown where 8 mountain bike tracks with a high degree of difficulty, have been constructed.

This motel has still got plenty of upsides, the licensed restaurant serves

Price	SOLD
Property Type	Business
Property ID	1375

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

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breakfast, dinner and is leased out, the current owners have been very selective in their bookings and the mountain bike tracks have exceeded all expectations.

Make no mistake, the next operator will be able to increase the turnover and bottom line, further this motel is of unbelievable value, a fraction of replacement value, less than the cost of many homes, yet offering an income, lifestyle and home.

Rated no 1 accommodation complex in Queenstown, a quality website with online booking facility, cost-effective well equipped on-site laundry, an attractive licensed restaurant with a commercial kitchen.

If you ever thought you may not be able to afford a quality motel, then you are wrong, don't hesitate, this will not last.

For further details on standout opportunity phone Paul Scott on 0477771098, email pauls@tasbps.com.au Praveen Pant on 0432 256 682.

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.

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