



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 Encee 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.

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