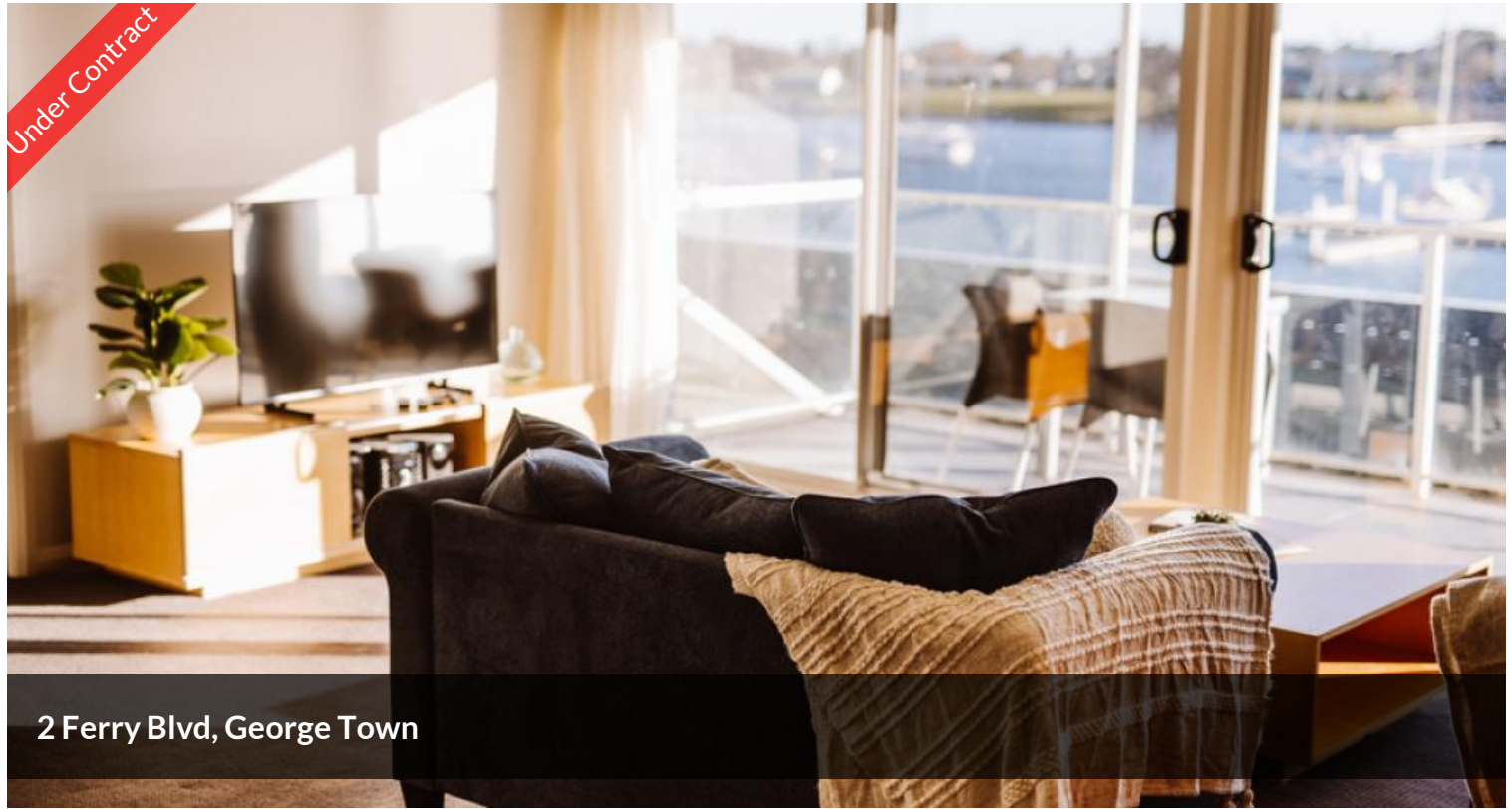
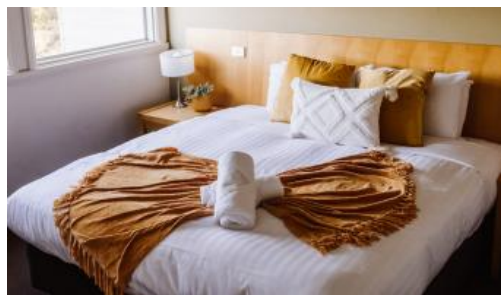


Under Contract



2 Ferry Blvd, George Town



LEASEHOLD GYM BRAND NEW SETUP WITH 5 MOTEL ROOMS FULLY LICENSED RESTAURANT AND GYM

Holiday Rental Income: 5 rooms (3 deluxe rooms + 2 self-contained 2-bedroom apartments with stunning Tamar River views) generated approx. **\$150k** in net revenue for FY2025 (11 months). New owners could even choose to live in one of the apartments. Located at the picturesque York Cove in George Town, Tasmania, this established venue presents a unique opportunity for those seeking a multi-faceted business with a strong reputation for hospitality.

The property includes a fully licensed fine dining restaurant, 5 accommodation rooms, a gym, and a swimming pool – all included under the lease.

The current tenant has paused operations of the restaurant due to other commitments but continues to run the additional income-generating facilities.

This recently renovated leasehold business is perfect for anyone looking to invest in a versatile property offering multiple revenue streams, all supported by a stellar reputation.

Key Highlights:

Price	\$200,000
Property Type	Commercial
Property ID	2001
Office Area	1 m2

AGENT DETAILS

Praveen Pant - 0432 256 682
Paul Scott - 0477771098

OFFICE DETAILS

Tasmanian Business and Property
Sales
31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



Prime Water Frontage

24/7 Gym with FOB access and approximately 190 members – income from the gym alone covers more than the total rent

120-Seat Fully Licensed Restaurant

Swimming Pool

Marina-with 24 berths, rented at \$275 a month or \$2750 yearly. Potential to generate an income of approx \$75,000 pa.

Long Lease with options extending until approximately September 2043, with rent around \$2,204 per week + GST + outgoings

Fully Renovated Premises

Spacious restaurant offers an opportunity to cater for events such as weddings. Gym could generate more income if the new owners want to source personal trainers etc and use their Gym Master software to sell classes to the members.

This could be your perfect hospitality adventure in the new year 2025. Enquire and fill out a confidentiality agreement for more information.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: 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. NOTE: All figures 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.