



Sale



## Freehold Investment Motor Inn Located in Sale, Victoria

The Freehold Investment Property of The Aspen Motor Inn Located in Sale, Victoria is now for sale. The Aspen Motor Inn is a 24 Unit Motel of high-quality accommodation well located and easily found on the main highway in central Sale.

This Motel is a high turnover business offering modern and spacious guest rooms on ground level. This motel receives strong repeat corporate business, together with Tourism business generated by travellers along the Princes Highway through Gippsland, tourism and the lakes district, and trade generated by business of horticulture and farming, offshore oil and gas industry, nearby prison, and RAAF Base.

A long secure Lease is in place with approximately 28.5 years remaining on the lease if all options are exercised. The Lease provides for annual rental increases to CPI for the full term of the Lease. The yield offered at the Sale Price is 6.5% per annum with a further CPI Rental Increase due from 25/2/2025.

This Motel has a long history of consistently high revenues within the motel and strong profitability. It offers a secure long term Freehold Investment to astute investors in this industry where such Freehold Property Investments with favourable Lease Terms for The Investor are hard to obtain.

For Sale: \$3,200,000

Contact The Sole Brokers for further information or to arrange inspection.

Bob McCormick 0408 510 938

Scott McCormick 0409 216 465

1 m2

<b>Price</b>	\$3,200,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	137
<b>Land Area</b>	1 m2
<b>Office Area</b>	1 m2
<b>Warehouse Area</b>	1 m2

### Agent Details

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### Office Details

Toorak

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**McCORMICK & CO**

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