



Lifestyle – Profits – Opportunity! Summary: This Accommodation Hotel / Service Station / Bottle Shop For Sale, is a freehold property on 2 titles on both sides of the Road & business with Multiple streams of income located prominently on the footsteps of on the Snowy River. This freehold property is on 2 separate Titles located on the opposite sides of the busy main road in the town. It consists of 23 Room Accommodation Hotel, TAB and Bistro Restaurant, 2 Shops in the front of Hotel for Rent currently leased, and a Spacious 3 bedroom Managers Residence, Extra unused shop space and Service Station with Drive in Bottle Shop. This Freehold Property & Business For sale has the best of both worlds, Commercial & Lovely Country Living. Magnificent Freehold investment with Iconic Hotel / Service Station/ TAB/ Bistro/ Bottle Shop and the best part is there is More Room & Opportunity to add facilities and increase Revenue. **Beautiful Country Living!** This Township is an important service centre for what has developed into a major cattle and agricultural district. The surrounding mountain forests produce hardwood timber, most of which is milled locally. This town is situated on the Snowy River, surrounded by its rich river flats. Its commercial centre includes post office, two supermarkets, a selection of shops and a few hotels. It is well-known as a holiday and weekend destination for bush walkers, trail bike riders, there are walking trails, waterfalls and picnic areas. For Golf Lovers, with 18 holes on a tight layout this Town's Famous Golf Course presents a challenge to all golfers, and includes some magnificent views of the famous Snowy River flats. Set within picturesque timbered country, this course is host to a number of tournaments throughout the year. This is your opportunity to Enjoy Life & Earn Well! **Business Snapshot:**

- Fuel Outlet with BottleMart Liquor Shop, 23 Room Accommodation Hotel, Tab, Tavern Bar, Bistro Restaurant and Rented Shops in front

Price	\$2,250,000.00
Property Type	business
Property ID	256

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- Fully Under Management currently, big opportunity for owner operator
- Currently Service Station business is operated as an Independent with No Branding, Proper Branding support by Major Fuel Company will increase Sales, it has a Drive In Bottle Shop
- TAB, Bistro with seating over 100, Tavern Bar / Pub with larger outdoor alfresco area
- Fully Renovated Commercial Kitchen with huge storage facilities. Hotel is an Iconic Solid 2 Storey Brick Building
- Total Sales average including all business takings is over \$3 Million Gross Turnover
- Located on a huge site there are multiple opportunities to expand this business, be it trading hours, branding or services
- One Stop Shop for Families Holidaying, Travellers & Corporate Clients
- A good mix of regular business and corporate trade together with tourists this Hotel business is well established but with big opportunity for improvement.
- Solid Concrete Trading History & Monopoly of Position
- Asking price for Freehold & Business \$2,250,000 + Stock

*Opportunity to Enjoy Life & Earn Well. Be the Lucky One. Enquire now! * Own due diligence required. For further information and inspections please contact Karthik Arasu on 0422 310 325 or 1300 366 522 www.benchmarkbusiness.com.au