



## OPPORTUNITY TO PURCHASE FREEHOLD OF CANN VALLEY MOTEL

EXPRESSIONS OF INTEREST (EOI) Sale Type: FHGC | Cann Valley Motel

Net Profit: \$252,760 (GST excl) 2021/22

Running 1 out of only 3 motels in the area guarantees a healthy income, and the current owners say the business is very easy to run. This proven performer, well-established, straightforward and effective business is your opportunity to enjoy income and security in this ideal location and it will exceed your new business expectations.

Top buy & great income-producing business which is a unique opportunity for a buyer seeking an immediate return and cash flow motel with huge growth potential in the expanding tourist market.

**Can Valley Motel** (10) Rooms + (2) Room Manager residence with lock up (1) Garage

- Perfectly situated on the major highway junction - Monaro Highway & Princess Highway
- Own 1 of the 3 motels in town
- Close to Prime Sport Fishing Location and ancient rainforests
- Excellent husband-and-wife business
- Business established 20-plus years
- Excellent clientele, including general travellers, overseas tourists and road workers
- Cann River is the ultimate coastal route between Sydney and

40 1,700 m2

Price FHGC | EXPRESSIONS OF INTEREST (EOI)

Property Type Commercial

Property ID 4126

Land Area 1,700 m2

Office Area 1,700 m2

### Agent Details

Las Widanage - 0429 115 115  
Alexandra Visic - 0403 918 507

### Office Details

Australian National Real Estate  
207 Warrigal Rd Hughesdale VIC  
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Melbourne.

- Very popular roadside stop and Visitors enjoy the wonders of what nature has to offer in this spectacular part of East Gippsland.

The business has built a diverse client base ranging from visiting contract workers and sales reps to travellers passing through and people visiting the natural beauty of the wilderness area with holidaymakers taking advantage of the beautiful beaches and the great fishing and boating nearby.

The business generates income all year round and is not reliant on holiday times to do so.

Room Types: <https://cannvalleymotel.com.au/about-us>

Cann River is a town in the East Gippsland region of Victoria, Australia and it is a convenient place to stop and is a turning point for many journeys.

Head out of town along the Monaro Highway towards the Australian capital of Canberra or continue along the Princes Highway, the coastal route between Sydney and Melbourne.

Enjoy great natural beauty and lifestyle and fabulous the ancient rainforests of Victoria's far east

- [Lind National Park](#)
- [Croajingolong National Park](#) and the
- [Alfred National Park](#)

To secure this amazing property - Contact **Las Widanage 0429 115 115** or **Alexandra Visic 043 918 507** for further information or to arrange an inspection.

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<http://www.consumer.vic.gov.au/duediligencechecklist>

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