



## Acquire the freehold going concern of Cann Valley Motel - Cann River

### EXPRESSIONS OF INTEREST (EOI):

#### Property + Business

Please note that inspections are strictly by appointment only. Kindly contact us to schedule a convenient time

Running 1 out of only 3 motels in the area guarantees a healthy income, and the current owners say the business is straightforward 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

15 1,700 m2

Price	FHGC: Cann Valley Motel
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  
3166 Australia  
03 9570 2585



- Excellent clientele, including general travellers, overseas tourists and road workers
- Cann River is the ultimate coastal route between Sydney and Melbourne.
- It is a 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.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

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

*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.*