



18, Princes Hwy, Cann River



Leasehold Investment opportunity with main road (Princes Highway) in the heart of the picture-perfect town of Cann River

OPPORTUNITY TO PURCHASE LEASEHOLD OF CANN VALLEY MOTEL

- Own 2 of the 3 Motels in the Town
- Business Established 20-Plus Years

An incredibly rare opportunity awaits an investor or owner-operator to take this property to the next level (STCA) or Run the well-established Cann Valley Motel.

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.

Leasehold Price: \$350,000

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

Lease Options: 6 x 5 years (new 30-year lease from settlement)

Annual Rent: \$60,000 (plus GST & Outgoing) as at settlement with annual

47 1,700 m2

Price LEASEHOLD SALE | \$350,000

Property Type Commercial

Property ID 4140

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



CPI adjustments

Motel Business:

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

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

- 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
- Owner's 2-bedroom residence included with car garage.
- Excellent clientele, including general travellers, overseas tourists and road workers
- Cann River is the ultimate coastal route between Sydney and 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.

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 arrange an inspection please contact Las Widanage 0429 115 115 or Alexandra Visic 0403 918 507

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