







SOLD BY LAS WIDANAGE | PASSIVE INVESTMENT MOTEL WITH RETURNS, LONG-TERM LEASE & EXPERIENCED TENANT AND VACANT LAND (NON-TENANTED) 6,000 SQM (APPROX.)

SOLD BY LAS WIDANAGE - 0429 115 115

Australian National Real Estate presents an exceptional opportunity to acquire a 16-room freehold passive investment motel and Vacant Land (Non-Tenanted) 6,000 sqm (approx.), prominently located in Uralla, NSW.

Location: Situated in a prime position along the New England Highway, just a short distance from Armidale City, this location ensures excellent exposure and convenience for guests.

This investment comes with a secure 34-year lease, offering long-term stability and peace of mind. The thriving motel promises continued growth and profitability, making it a prime passive investment opportunity. With a strong, reliable tenant in place, focused on growing occupancy, this is the ideal opportunity for an astute buyer seeking a hands-off investment.

The motel has demonstrated exceptional performance, driven by loyal, repeat clientele, ensuring ongoing profitability and a stable long-term investment.

Key Highlights:

- **Prime freehold passive investment** in a high-demand location

30 9,900m2

Price	SOLD for $1,200,000
Property Type	Commercial
Property ID	4152
Land Area	9,900 m2
Office Area	9,900 m2

Agent Details

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Office Details

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AUSTRALIAN NATIONAL REAL ESTATE

- **Experienced and successful leasehold operators**
- **Secure tenants in place** with over 34 years remaining on the lease
- **Outstanding street appeal** and setback from the highway
- **Exquisitely maintained property** on expansive grounds with a devoted clientele
- **High-yielding investment motel**, a rare asset in today's market
- **Property inspections are by appointment only.**

Website: Altona Motel

About Altona Motel:

The property is well-maintained and features a single-level design with sturdy brick and tile construction, ensuring lasting appeal.

- 16 ground-floor refurbished rooms
- Manager's Residence: 3 bedrooms, bath, lounge/dining area, private yard, and carport
- Generously sized family residences, including single and two-bedroom family units
- Single-level accommodation, preferred by most guests for ease of access and convenience
- Impressive presentation with outstanding value and great future potential

Above Vacant lot - Land size: 6,000 sqm (Approx.)

This vacant land is ideal for a Caravan Park (STCA) or subdivision, with the potential to sell individual blocks (STCA). It is not tenanted or part of a motel lease, offering flexibility for various development options.

Motel Lease Terms:

- 6 x 5-year options (34 years remaining on the current lease)
- Motel Annual Rent**:** Subject to annual CPI increases.

Expression of Interest (EOI):

The vendors are offering both properties for Sale simultaneously.

Contact us TODAY!

For more details, contact us at 0429 115 115 to register your interest or for further information.

Australian National Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details, including your Phone Number.

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