

Sold



115, New England Hwy, Uralla



**Passive investment motel with high returns, long-term 29-YEAR lease & experienced tenant & Vacant Land (Non-Tenanted) 6 Acres (approx.)**

 40  4,500 m<sup>2</sup>

Price	SOLD
Property Type	Commercial
Property ID	4148
Land Area	4,500 m <sup>2</sup>
Office Area	4,500 m <sup>2</sup>

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

#### Agent Details

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

**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.

#### Office Details

Australian National Real Estate  
207 Warrigal Rd Hughesdale VIC  
3166 Australia  
03 9570 2585

This investment comes with a secure 29-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
- Experienced and successful leasehold operators
- Secure tenants in place with over 29 years remaining on the lease
- Outstanding street appeal and set back 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**

Vacant land ideal for a caravan park or subdivision with potential to sell individual blocks (STCA).

**Motel Lease Terms:**

- 6 x 5-year options (29 years remaining on the current lease)

**Motel Annual Rent:** Subject to annual CPI increases.

**Expression of Interest (EOI):**

- **Altona Motel (Tenanted) 1 Arch (approx):** \$1,250,000 - \$1,350,000
- **Vacant Land (Non-Tenanted) 6 Acres (approx.):** \$250,000 - \$350,000

The vendors are offering both properties for sale simultaneously.

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

*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.*