

# Murrumbidgee Hotel Narrandera Freehold



**Price:** \$1,250,000.00

**Poker Machines:** 5 GMES available @ \$425,000 each

**Rooms to Let:** 12 unrenovated hotel rooms

**Bars:** Front bar, function

**Restaurant:** Open 7 days

**Bottle Shop:** Only drive through in town

**Construction:** Two storey corner brick

**Residence:** Unrenovated self contained 2 bedroom

FOR FREEHOLD SALE

INVESTMENT OPPORTUNITY

MURRUMBIDGEE HOTEL NARRANDERA

LAND & BUILDING ONLY \$1,250,000-

Rent 2026 \$81,000 + GST

2027 \$115,000 + GST

Term: 20 + Years

Also available 5 GMES \$2,125,000-

3 GME's Leased to 27/03/2026 @ \$69,300 pa

2 GME's unused

Freehold, subject to the existing lease including landlords' plant & equipment, PLUS 5 Gaming

Machine Entitlements (if desired at cost) Total all assets \$3,375,000

The Murrumbidgee Hotel investment offers a unique opportunity to "bank" gaming machine entitlements, whilst enjoying a return on investment. Band 3 GME's enjoy continued growth in value.

A thorough renovation of the ground floor of this 18-month closed hotel has seen this classic two storey corner hotel returned to its former glory. As a result, the current lessee has built a strong business which continues to grow. Activating the extensive first floor accommodation at the hotel would provide additional return for the owner or operator.

Narrandera locals have embraced the return of their lost pub, impressed by the efforts and the results, they have returned in droves. The single service public bar is well stocked and well patronised. With seating for 80 in the Dining room, and more options in the lounge area, function room and beer garden the commercial kitchen is kept busy serving up their popular pub food. They even offer home delivery during dinner service times. Tourists also rave about "The Bidgee", citing great meals and atmosphere and happy friendly staff in their on-line reviews.

The large sunlit function room, with its own bar, opens onto the lawn area with a children's playground. The beer garden, a pool room and keno facilities round off the full renovation of the ground floor of this thriving business.

Beyond the beer garden is the only drive through bottleshop in town, its impressive sales adding to this solid business.

Upstairs, still needing refurbishment, there is a 2-bedroom managers residence, 10 hotel style rooms and 2 bathrooms. Investing in this space would allow the hotel to take full advantage of Narrandera's accommodation shortage, exacerbated by the nearby JBS Abattoir, extensive fruit and nut farms and new large scale solar projects. Narrandera is an attractive town at the gateway to the rich Murrumbidgee Irrigation Area. Narrandera's Town population is 5,000 with many more in the surrounding district.

The surrounding strong rural community provides the economic base for the town. A full commercial strip shopping district and associated service, industrial and manufacturing industries are located within the town. Full schooling, medical and community services are provided.

Narrandera is located just 100km west of Wagga Wagga, the largest inland city in NSW (pop est 70,000) and 550km southwest of Sydney and 430km northwest from Melbourne. While its convenient location bordering the Mitchell and Newell highways may be the reason for so many tourists stopping, Narrandera's local attractions entice them to stay.

To enquire further about this solid investment, with or without GMEs, call us today on 0417 252 199



HOTEL-MOTEL BROKERS • AUCTIONEERS • CONSULTANTS

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