

Culcairn Hotel Leasehold



Price: \$250,000.00

Poker Machines: 11

Rooms to Let: 18 Hotel Rooms

Bars: Convenient single bar operation

Restaurant: 7 days lunch and dinner

Bottle Shop: Over the Bar

Construction: 2 Storey rendered

Residence: Licensee Unit 2 bed, lounge & bathroom

CULCAIRN HOTEL

FOR LEASEHOLD SALE

NEW 15 YEAR TERM

\$250,000 + SAV

MAGNIFICENT LANDMARK BUILDING

LOCATED BETWEEN WAGGA AND ALBURY

ENDLESS POTENTIAL

LESSEE PROFIT \$225,000 +

Rarely does an opportunity like this present itself.

The Culcairn Hotel is a majestic two storey brick building that dominates the streetscape of this historic town. Built in 1891, the hotel was also the source of the town's first power supply in 1909.

Culcairn Hotel has always been the destination for locals and travellers alike to enjoy a meal or unwind with a cold drink. Situated just 30 minutes north of Albury/Wodonga and 45 minutes south of Wagga Wagga, the Hotel is a must-see and the centrepiece of this friendly community.

The impressive single service bar, with its unusual lighting, gives a nod to its long-standing railway connection. Leading off the bar are both the gaming and sports rooms.

The full commercial kitchen caters to the casual bistro area and more formal dining room, which showcases many of the hotel's period features, high pressed metal ceilings, stunning leadlight windows and an ornate fireplace.

The large function room has a wall of bifold doors that open on to a permanent marquee with its own bar area. Leading off the marquee is a charming gazebo and then the impressive grounds.

The Culcairn Hotel boasts 18 guest rooms, catering for singles, couples, families and groups. All rooms are on the second floor, with a balcony on both sides of the building, with access to the gardens from the back balcony.

All these facilities and stunning features lead to the very real potential of turning the Culcairn Hotel into the next destination hotel. Add the ability to draw on a population of 200,000 within 100kms, a picturesque town on the railway line between Sydney and Melbourne and you're on a winner.

With a secure long-term lease, affordable entry point and vision and determination the Culcairn Hotel could be your next big thing.

The town of Culcairn has something for everyone. Referred to as 'The Oasis of the Riverina', Culcairn today is a busy agricultural centre which is enhanced by its heritage buildings. The town provides visitors with a range of recreation facilities with football, tennis and netball courts, public swimming pool, golf course, lawn bowls, cricket facilities, skate park and walking and bicycle tracks and picturesque parks and gardens.

Culcairn offers residents and potential investors alike the ready availability of industrial, lifestyle and residential land, a sound water supply and services, together with a community spirit and safe environment for children and families. Conveniently situated in the growth corridor between Albury Wodonga and Wagga Wagga, with easy access to the major Olympic and Hume Highways, and Main Southern Rail Line, Culcairn is primed for expansion.

For more information on this great opportunity call Nick today on 0417 252 199



HOTEL-MOTEL BROKERS • AUCTIONEERS • CONSULTANTS

Contact Chris Tining & Co

 117 Byrnes Road
North Wagga NSW 2650

 Ph: +61 (02) 69 253544

 Fax: +61 (02) 69 710032

 nick@hotelbroker.com.au