

Freehold



Price: \$775,000.00

Bars: Public Bar

Restaurant: Bistro served by Full Commercial Kitchen

Bottle Shop: Over the counter

Construction: One storey brick

Residence: 2 bedroom self-contained unit

**THE URANQUINTY HOTEL
FOR FREEHOLD SALE OR LEASE
PRICE REDUCED NOW FH \$775,000 + SAV**

**HIGHWAY FRONTAGE
FRIENDLY VILLAGE
15 MINS FROM WAGGA WAGGA**

This classic single storey country hotel with prominent highway frontage is located in a community focused village only 15kms from the major centre of Wagga Wagga.

Freshly refurbished inside and out The Uranquinty Hotel is ready and waiting for its new operators.

The hotel consists of a convenient single bar operation, TAB facilities, large dining area serviced by the commercial kitchen and a self-contained 2-bedroom owners residence. Outside boasts a huge covered multi-purpose function area, children's playground, expansive lawn and generous parking. All this on a generous block size of 3,400 sqm valued at \$500,000 +.

The village of Uranquinty, situated on the Olympic Highway has a population nearing 1000. Known as the "friendly village" Uranquinty is seen as an outlying suburb of nearby Wagga Wagga with all the amenities of a major city only 15kms away.

The Uranquinty Hotel has always been a solid trader being the social hub of the village, with weekly meetings and raffles well attended. The popular annual Uranquinty Folk Festival is celebrated each October, drawing large crowds to the village.

Uranquinty's proximity to Wagga gives the savvy operator the opportunity of drawing on its 68,000+ population.

Contact us today

Nick 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