

Freehold & Business—\$3,700,000 Plus Stock

# Sunnyhill Hotel

59 Castlemain Road, Ravenswood, Tasmania



The only hotel in the large working class suburb of Ravenswood (population 4,671) 7 kilometres from the Launceston CBD.

The hotel is a large modern complex built in 1997 and includes a Sportsmans Bar, dining and function rooms, restaurant, huge commercial kitchen, Gaming Lounge with 30 machines, Keno, TOTE, drive-in Bottleshop, 4 self-contained units, substantial landscaping, and on-site parking.

The property has 2 titles on a total land area 9.349 hectares. The majority of this land is sub-dividable for housing construction (STCA). The value of the surplus land is around \$600,000.

The hotel has substantial depreciation benefits and achieves annual sales of \$3.46 million.

As an alternative to a freehold sale, a 20 year lease is available for \$500,000 plus stock.

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