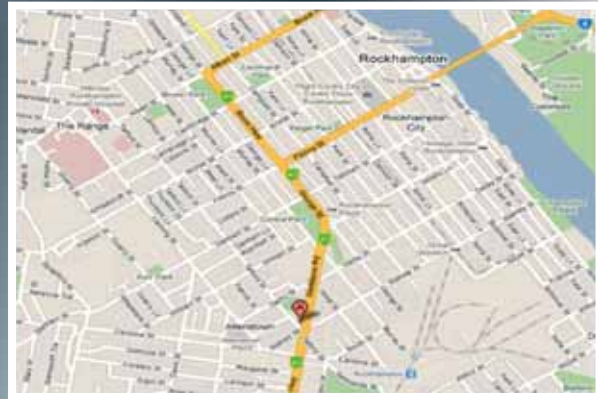


# Saleyards Hotel

52 Gladstone Road, Rockhampton



This property is located 2kms south west of Rockhampton CBD, it is a 2 storey rendered brick/concrete hotel with a single storey bottle shop and 6 motel rooms. There is a dedicated gaming room as well as a public bar, large restaurant, drive thru bottle shop, motel rooms and a 4 bedroom manager's residence on site.

- Recent refurbishment by tenant – 1040m<sup>2</sup> of land & 770m<sup>2</sup> internal space
- 15 Gaming Machine Licences (authorities owned by landlord) – (last sale per EGM \$74,275) = 15 x \$74,275 = \$1,114,125
- Lease Term 10 Years start date 31/8/07 expires 30/8/17 -option 1x10 years
- Current base rent = \$183,391.95 (inc GST) pa (net) outgoings paid by leasee

**Selling@  
\$1,995,000**



**QUARTERBACK**  
group

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