

## Invest in Your Future - Highway Frontage

Price : SOLD

3 2 0

Presenting a rare opportunity to purchase a former hotel fronting the busy Mitchell Highway.

The property is set on a large corner block and comprises a comfortable 3 bedroom home, many commercial inclusions such as cool room, industrial cooking facilities and is located in a prime position. Now selling without the liquor licence.

With the current buoyant outlook in the farming sector, the ever increasing tourist trade and the positive business prospects for the Bourke area, the possibilities are endless. Demand is high for accommodation in Bourke and the size of this block and residential zoning points to a lucrative commercial development for the budding entrepreneur.

Think outside the square – the potential to prosper awaits.

- 4047 square metre corner block
- Total building dimensions 25 metres x 25 metres
- All brick construction, corrugated iron roof, air-conditioned throughout
- Bar/entertainment area dimensions 25 metres x 6 metres
- Cool room with 6 door bar access
- Men's and ladies bathrooms
- Commercial kitchen dimensions 9 metres x 5.5 metres
  - Lino Flooring
  - Service bench with wooden top
  - 2 x fridges, 1 x double door and 1 x single door
  - Pizza oven
  - Industrial grill
  - 2 x stainless steel preparation benches
  - Industrial deep fryer and 3 x fry baskets
  - Industrial gas 4 burner cook top
  - Industrial exhaust fan
  - Industrial ecomax dish washer
  - Microwave
  - 2 x deep stainless steel sinks
  - Ducted Evaporative cooling
  - Downlights
- Outdoor paved undercover area dimensions 12 metres x 10 metres
- 3 bedroom brick house attached, dimensions 13 metres x 16 metres
  - House kitchen contains 4 element electric stove and range hood
  - House dining/lounge carpeted with split system
  - House separate bathroom, separate laundry

## AUCTION

Starts : Wed, 07/12/2016

Ends : Tue, 13/12/2016

[www.auctionworksonline.net.au/properties/355](http://www.auctionworksonline.net.au/properties/355)

Inspection by appointment only.

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Representative

Property ID 3304369

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