

# FOR SALE

## PINE BEACH HOTEL MOTEL — AND — ADJOINING DEVELOPMENT LAND *Emu Park, Qld*

- > Prime redevelopment site comprising adjoining freehold properties including the Hotel Motel, located on the Capricorn Coast overlooking the Keppel Bay Islands Marine Park, approx 50km from Rockhampton.
- > First time offered for sale as a complete parcel for over 30 years.
- > Current DA including Hotel for multiple unit & associated commercial development.
- > Tightly held trading catchment servicing Emu Park & nearby surrounding areas including Zilzie & Kinka Beach, population approx 6000.
- > Hotel facilities include Bars, TAB, Bistro, 12 Gaming Machines, Liquor Legends Drive Thru Bottle Shop, Large Beer Garden & Outdoor Entertainment Area, 3 Motel Units & Manager's Accommodation.
- > Well balanced on premise trade mix with strong retail component.
- > Classic opportunity to acquire a Qld coastal freehold hotel with a profitable well balanced trading history & current approval for future development over the expansive 5,865m<sup>2</sup> land holding.

**FOR SALE BY EXPRESSIONS OF INTEREST CLOSING  
4:00PM WEDNESDAY 8TH SEPTEMBER 2021**



HOTEL BROKERS, AUCTIONEERS & VALUERS

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**5,865m<sup>2</sup>**