



# THE WARRA HOTEL QLD



# THE OPPORTUNITY

SGW Hotel Brokers are proud to offer for sale the Freehold  
Going Concern of The Warra Hotel Warra QLD on behalf of  
the vendors with an asking price of \$395,000 + SAV

SGW Hotel Broker

Scot Williams

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# INVESTMENT SUMMARY

First opened in Circa 1876 this outstanding Queenslander style building has been well looked after by the current 10-year operators.

Warra is on the Warrego Highway just three hours drive west of Brisbane En route to Chinchilla.

The Warra Rest Area & RV Stop is a free camp conveniently located adjacent to the Warrego Highway between Dalby and Chinchilla. This camp provides a flat gravel area for travellers to stay for up to 48 hours, with toilets and well-maintained historic buildings on site, and easy walking distance to the Warra pub.



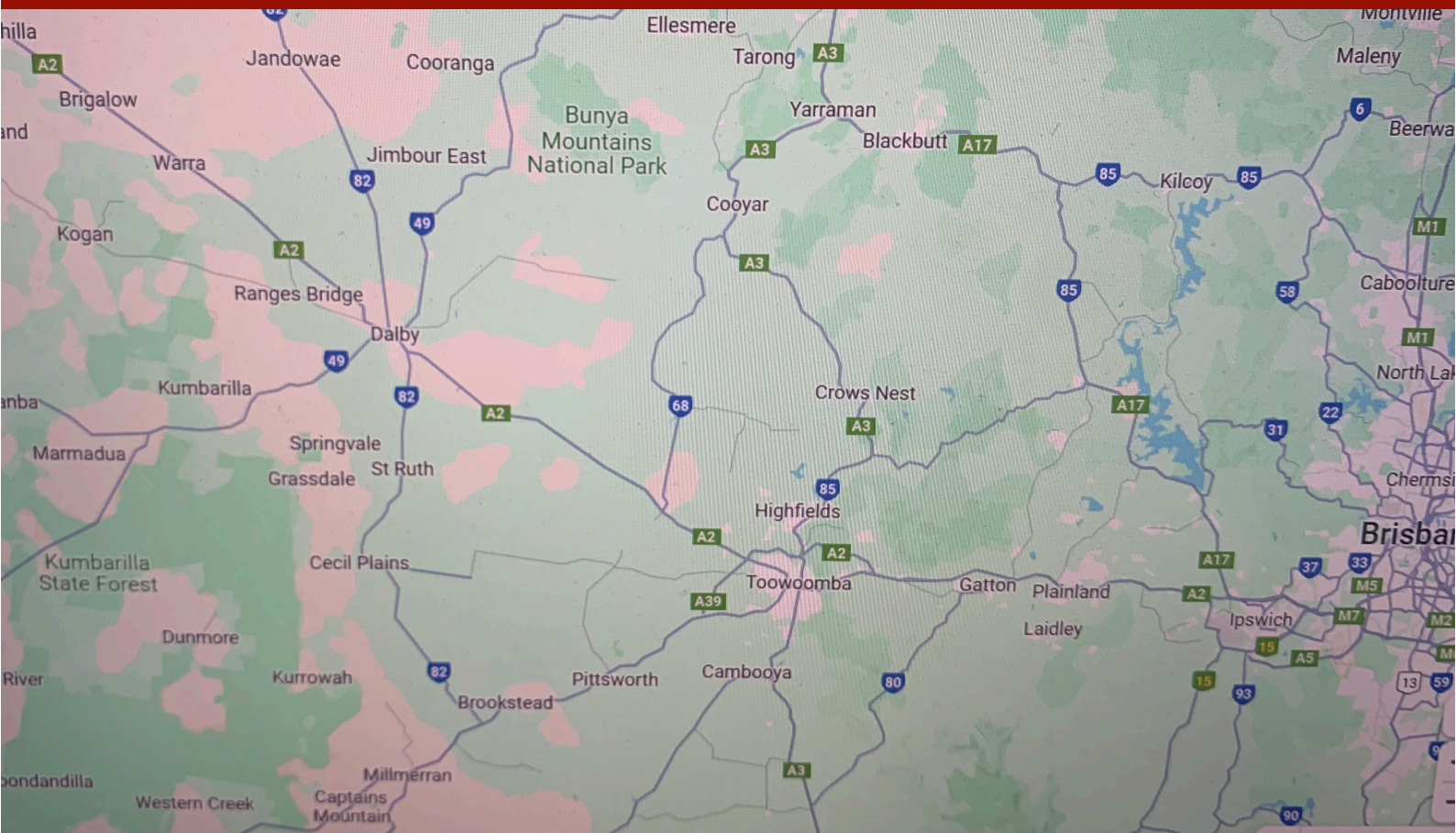
# EXECUTIVE SUMMARY

Property	The Warra Hotel, CRN Robinson & Talbot Streets Warra Qld 4411
Real Property Description	Lots 1 & 2 of Section 2, County of Lyton, Parish of Thorn, Town of Warra
Land area	4000m2 approximately
Local Authority	Western Downs Regional Council
Zoning	Town Centre
License	Commercial Hotel License No 158499
Exclusive Agents	SGW HOTEL BROKER Scott Williams 0417 508 452 admin@sgwhotelbroker.com.au



# LOCATION

Warra is on the Darling Downs, a farming area on the Warrego Highway, 256 kms Northwest of Brisbane.



# SUMMARY



# EVENTS



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