



BLUE MOUNTAINS FREEHOLD

Katoomba, NSW

Blue Mountains Sky Rider Motor Inn

2 Valley Road, Katoomba NSW (302 Bathurst Road)

- Tourism Property are exclusive brokers for this iconic Blue Mountains motel
- FREEHOLD motor inn, first time offered in over 20 years
- Just 45 minutes from Western Sydney and business is booming again !
- 24 spacious motel rooms; ALL with RENOVATED ENSUITES
- Restaurant, conference room, inground pool & BBQ area
- Immaculate presentation, an absolute credit to the long term owners
- Extremely strong trading history, one of the least Covid affected motels we've seen

“ *All the options – buy and operate; appoint managers; sell a lease. Be quick, motels in this condition are rare.* ”

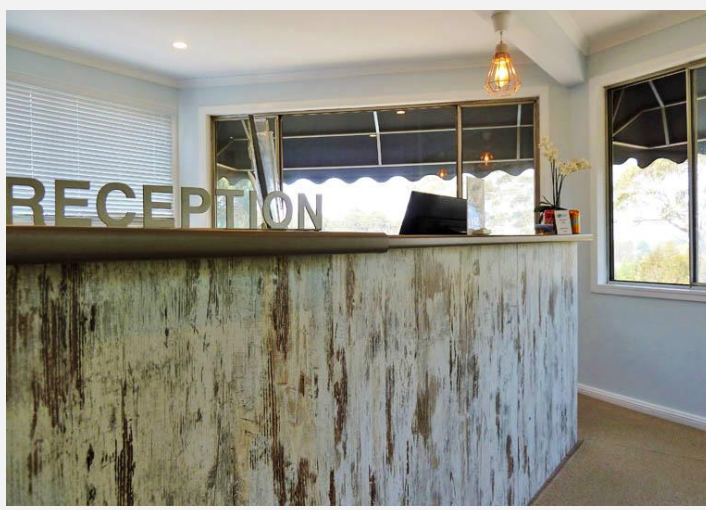
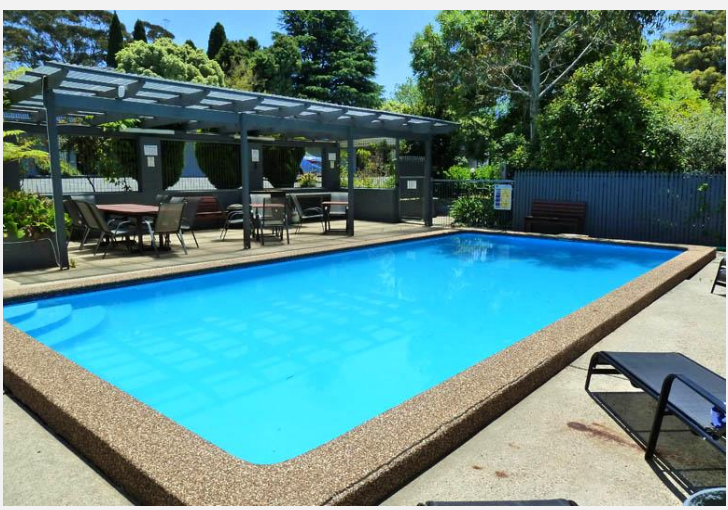


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MOTEL
PROPERTY



**Blue Mountains
Sky Rider
Motor Inn**







Location

- “Easy find” location, short distance from Katoomba CBD and Scenic World
- Convenient access to all Blue Mountains major attractions
- Less than 1 hour to the new Western Sydney International Airport (coming soon)
- The Blue Mountains is the most visited NSW tourist region outside of Sydney

Property

- 3,900 sqm (1 acre), zoned E4 (Environmental Living); 8.0 metre building height limit
- Swimming pool, BBQ and lovely gardens surround the solid masonry buildings
- Good mix of room configurations, all 24 rooms have recently renovated ensuites
- Restaurant with fireplace; commercial kitchen; meeting room; 3 bedroom residence
- Lot 101 in DP611562, Blue Mountains City Council

Reviews

- 90%+ of TripAdvisor reviews are “Excellent or Very Good”. **Number 1 in Katoomba**
- Booking.com overall score 8.9 – **Fabulous**

Financials

- FY17 to FY19, 3 year average revenue \$721,367
- FY17 to FY21, 5 year average revenue \$662,638 (*excluding government grants*)
- Full accountant prepared Profit & Loss available to qualified parties



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