

Sold



57 Railway St, Merewether



## Mary Ellen Hotel, Merewether NSW

### Key Investment Considerations Include:

- Premium Freehold hotel with strong underlying property value in highly desirable beach-side locale.
- Well balanced and diversified weekly revenue totaling \$95,0000, generated via bar, restaurant, gaming and bottle shop.
- Underutilised 3am Hotel Licence with 14 PME's - hotel currently trading to 12am midnight.
- Significant 52m\* frontage to Glebe Road with the hotel also offering three street frontages
- Ability to capitalise on eight first floor accommodation rooms currently not in operation.
- Newcastle currently undergoing significant economic transformation with Gross Regional Product for the region totaling \$16.985 billion.
- Hotel located 3klm's to Newcastle CBD and 1.2klm's to Merewether Beach - offering the ability to capture an enviable mix of local, tourist and corporate clientele.
- Proximate to Newcastle's \$750 landmark 'East End' Project set to transform the Newcastle City Centre and attract more than 5,000 jobs

<b>Price</b>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	53
<b>Land Area</b>	891 m2
<b>Office Area</b>	891 m2

### Agent Details

Deane Moore - 0403 5555 88

### Office Details

Hamilton  
PO BOX 801 Hamilton NSW 2303  
Australia  
0403 5555 88



*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*