

# For Sale

170-174 Lords Place ORANGE

## FREEHOLD MOTEL WITH PASSIVE RENTAL INCOME

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Located on the north east corner of Kite Street and Lords Place in the heart of Orange CBD

### Description

Benchmark Commercial in conjunction with Manenti Quinlan & Associates are proud to present to market, 170-174 Lords Place, Orange.

Highlights include:

Prominent CBD location within a premier NSW Evocity Freehold Motel

Stunning presentation, having undergone recent renovations

24 motel with en-suites rooms plus 2 accommodation units

Unit 1 comprises 5 bedrooms, 2 bathrooms, kitchenette and laundry

Unit 2 comprises 7 bedrooms, all with bathrooms and kitchenette

Additional revenue from 2 commercial tenancies generating \$135,691 p.a + GST in passive rental income



### Site Details

**Title:** Freehold Title

**Land Area:** 2,308 sqm

**Zoning:** B3 Commercial Core

**Price:** Contact Agent

### For more information please contact

**Nigel Staniforth**  
0401 279 795

**David Hall**  
0429 656 101



**BENCHMARK**  
COMMERCIAL

194B Lords Place, Orange NSW 2800

Telephone: (02) 63 62 5988

Email: sales@bmpa.com.au

Web: www.bmpa.com.au

