



## Prime gaming opportunity in coastal region, circa 16% yield

For Sale  
Contact Agent  
For Sale

Hotel/Leisure

The Portside Tavern, 96 Ellen Street, Port Pirie, SA 5540

**Floor Area:**

1,216 m<sup>2</sup>

**Land Area:**

1261.00 m<sup>2</sup> (approx)



## Property Description

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- **Freehold going concern**
- **Consistent annual trade**
- **32 machines + 2am licence**

JLL Hotels & Hospitality Group is delighted to present to market the Freehold Going Concern opportunity of The Portside Tavern located 2.5 hours north of Adelaide in the heart of Port Pirie, home to South Australia's second largest port and one of the most rapidly developing regional towns.

- Hotel features an extensively upgraded bistro operating under a 'Caffe Primo' franchise, large lounge room & bar, gaming room & bar, newly opened 'Craft & Gin Bar', first floor nightclub and manager's residence
- 32 gaming machines (with permit for 40)
- Strong return, circa 16%\* yield
- Land area of 1,216sqm\* / GBA of 1,702sqm\*
- Regional Centre Zone
- Consistent annual trade with genuine scope for growth
- Positive growth for township including the \$24m redevelopment of the Memorial Oval Precinct, \$660m transformation of the Nyrstar Smelter, recently announced Bungama Solar farm development and Pirie Meats announcing their upcoming \$60m abattoir facility
- Late 2:00am trading licence

\*Approx.

For sale by Private Treaty

## Additional Details

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### Tenure Type

Vacant Possession

The Portside Tavern, 96 Ellen Street, Port Pirie, SA 5540



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