



## Freehold Investment Hotel - Rifle Club Hotel, Williamstown (Leased to ALH Group)

Hotel/Leisure

121 Victoria Street (Corner Kororoit Creek Road), Williamstown, Vic 3016

**Floor Area:** 2,186 m<sup>2</sup>

### Property Description

ALH is 75% owned by Woolworths Limited.  
25 year lease to November 2028 plus four 10 year options.  
Annual (Nov) CPI increases + market rent review in 2018.  
Triple net lease (also net of land tax).  
Substantial income tax saving depreciation.  
Total net income of \$291,640 p.a.  
Finance available to approved purchasers.

Portfolio Auction 45  
Crown Casino Melbourne

Raoul Holderhead 0413 860 304  
Billy Holderhead 0422 817 696

**Sold**

Contact Agent

Sold: Thu 21-May-09

### Additional Details

#### Tenure Type

Tenanted  
Investment



03 9613 0400

**Burgess Rawson - Melbourne**

Level 7, 140 Bourke Street,  
Melbourne Vic 3000