

FOR SALE BY OFFER

Scottvale Park Squash Centre

North Rockhampton Qld

Modern, Single Level Centre boasting 11 glass backed courts, Club Room, inground saltwater concrete pool, 3 room Managers' Residence, 3 door 9m x 6m Colorbond shed, extensive pro shop & hire equipment.

This is a freehold business comprising of a 2426sq/m corner block on 2 deeds, in a much sort after residential and shopping area centrally located in Nth Rockhampton.
Current Unimproved land value \$395,000

Features of Centre

- Single level brick and tilt concrete wall centre, with 11 glass backed courts - building replacement value approx. \$1.5M
- Off street carpark for 17 vehicles & good on street parking
- Inground 70,000ltr concrete saltwater swimming pool
- New commercial vinyl floor covering throughout
- New hardwood timber floor in foyer
- New zincalume roof & insulation over lower section of centre
- Recently completed 3 room Manager's Residence
- Renovated Club Room with pie oven, refrigerator & equipment
- New convention stacker chairs throughout centre
- New 9m x 6m Colorbond Garage with remote control doors
- Extensive Pro-Shop complete with stock
- Large Quantity of Hire Racquets, Eyewear and Footwear
- Racket Restring Business with electric restringing machine
- Eftpos Facilities and own Website (www.scottvaleparksquash.com)
- Office with desks, computer, photo copier, stationary & filing cab
- Excellent member numbers in Daytime, Night & Junior Comps
- 3 Tournaments each year - Junior, Masters & Teams Titles
- Good Social and School Group trade

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