



**COMMERCIAL HOTEL**  
88-90 Queen Street, AYR



- Strategic town centre location adjoining Woolworths supermarket in region's best retail thoroughfare
- Significant 4,047m<sup>2</sup>\* site with more than 65 on site car spaces and dual frontage totalling over 80 metres\*
- Ayr is the commercial hub of the Burdekin Delta: Australia's largest sugar producing region
- Most successful pub in the town, which includes drive through BWS, gaming room, bistro and sportsbar
- \$3.9m\* worth of poker machines authorities included (40 authorities)
- Secure 20 year lease to ALH, with 2 further 15 year options
- Annual fixed 3.25% rent increases with market reviews
- Current net rent \$625,062pa\*

**FOR MORE INFORMATION, CONTACT:**

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