



Falcon Hotel 7784 Murray Valley Highway, Echuca

## Prime 20-Acre Hotel/Motel with Exceptional Infrastructure & Future Development Potential

Seize this rare opportunity to acquire a hotel/motel set on an expansive 20-acre site, offering outstanding infrastructure and unlimited future potential. Whether you're an investor, developer, or hospitality operator, this property presents a turnkey opportunity with significant growth prospects.

### Key Features:

- ? Well-Established Infrastructure &ndash; A fully operational accommodation business with high-quality buildings, utilities, and amenities in place.
- ? Expansive 20-Acre Landholding &ndash; Ample space for expansion, subdivision, or repurposing into alternative ventures.
- ? Strategic Location &ndash; Positioned in a high-growth area with increasing demand for tourism, hospitality, and lifestyle developments.
- ? Zoning & Development Potential &ndash; Explore opportunities for eco-tourism, caravan parks, resort-style accommodation, residential projects, or event venues (STCA).

### FOR SALE

Offers Considered

### BUILDING AREA

580-585sqm

### AGENTS

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### AGENCY

LJ Hooker Echuca

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? Turnkey Investment &dash; The property is fully set up, making it easy for an owner-operator or investor to step in and immediately capitalize on its potential.

? Future Growth & Capital Gains &dash; With strong underlying land value and flexible development options, this is an investment that will appreciate over time.

This is not just a sale&dash;it's a lifestyle and investment opportunity. The property is being sold as a complete package, including the land, buildings ensuring a seamless transition for the new owner.

Who Should Enquire?

? Developers seeking a high-growth, large-scale project

? Hospitality groups looking to expand their portfolio

? Visionary investors keen on unlocking long-term value

? Entrepreneurs ready to reposition or revitalize an existing asset

Opportunities like this are extremely rare. Don't miss your chance to secure a versatile, high-potential property in a rapidly developing region.

## MORE DETAILS

Property ID	R5DFBW
Property Type	Land/Development Hotel/Leisure Other
Building Area	580-585 m2
Land Area	20 acre

**Allison Minter 0419 593 801**

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