



For Sale

Location: **West Coast**
Asking: **Price on Application**
Type: **Accommodation-Motels / Tourism/Leisure**

Freehold Investment - Fox Glacier Lodge And Campervan Park For Sale

Fox Glacier Lodge and Campervan Park is conveniently located with the mountain views towards the glacier valley, situated in a tranquil private setting surrounded by temperate rainforest edging the Westland Tai Poutini National Park. The Property comprises of a large campervan site, a chalet, self-contained units and B&B style rooms. The property has fantastic revenues as net profit between the years 2016 to 2019, and is one of the most successful Lodges and Campervan Parks, even post COVID 19.

FOR SALE as the Freehold Going Concern, as an Investment Opportunity or Lease.

KEY POINTS

- Current rental income of \$150,000 + GST per annum
- 35 year lease in place as at 2024
- Annual Rent – \$150,000 + GST
- A combination of 3 x One Bedroom Units, 4 en-suite Rooms, 3 Mezzanine units and a King Spa Chalet
- 3 bedroom Managers unit with internal access to the reception
- 25 Powered Camp Sites
- Highly rated on travel sites
- Sheltered BBQ Area
- Laundry and Dumping Station
- Secured tenant on long lease
- Rating Valuation: \$1,770,000
- Good Historic Turnover Levels.

LOCATION

Tucked into the forested foothills of the Southern Alps, the cosy township of Fox Glacier is geared up for glacier hikes, flights and scenic walks in the area. Like its twin, Franz Josef, the glacier descends from the Southern Alps down into temperate rainforest just 300 metres above sea level. The area around the Fox Glacier township offers visitors a rare opportunity to easily access a dynamic glacial environment in a forested area while within driving and walking distance from the main highway. Fox Glacier boasts some of the most spectacular scenery in our country. From Lake Matheson to the Fox Glacier to New Zealand highest mountains.

Please also note a neighbouring bare land for sale that is zoned for a tourism development

For more information or to arrange your private viewing, please contact specialist Accommodation Business Broker Tracey Green on 022 410 8710 or email tracey@tourismproperties.com

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