



## For Sale

Location: **Marlborough**  
Asking: **Business Lease \$450,000**  
Type: **Accommodation-Other**

### Great Entry Level Business Lease

#### THE PROPERTY

Kaikoura Motor Inn offers 18 well-appointed units, including 11 two-bedroom units, 1 one-bedroom unit, and 6 studio units. This accommodation mix ensures exceptional flexibility, catering to a wide range of guests, from families and couples to solo travellers, with comfort and convenience.

#### OWNERS ACCOMMODATION

The owner's residence is a comfortable three-bedroom, two-bathroom home situated away from the main road (State Highway One) and spanning two levels. Offering ample space and convenience, the home includes an internal access single garage. The reception area is conveniently located nearby, allowing for easy access from the living quarters and ensuring a smooth operational flow for the operator.

#### LEASE

A new 35-year lease at the time of settlement.

#### GENERAL COMMENTS

The current owners have had numerous upgrades, including heat pumps and a HRV system throughout and new kitchens have been installed in the majority of the units.

#### LOCAL AREA

Kaikoura is a top choice for both local and international visitors, renowned for its striking natural beauty and wide variety of activities. Famous for its whale watching experiences and picturesque coastal walks, the region appeals to those in search of both adventure and tranquillity in a stunning setting. With its abundant marine life, dramatic mountain ranges, and pristine coastline, Kaikoura provides a truly memorable experience for outdoor enthusiasts and nature lovers.

Some details of this listing are confidential and can only be disclosed upon completion of a confidentiality agreement, included in the Information Memorandum available on our website.

### Contact:

Anthony Dawson  
027 255 5140 or [03 550 0890](tel:03550890)

[nzbizbuysell.co.nz/127466](http://nzbizbuysell.co.nz/127466)

**Coffeys Tourism Property  
Brokers Ltd**

Licensed REAA 2008  
Broker Ref: NM732

