



For Sale

Location: **Marlborough**
Asking: **\$1,800,000**
+ GST IF ANY
Type: **Accommodation-Other**

Backpacker Business with Home Exceptional Investment Opportunity

Don't let this opportunity slip by! Here's your chance to not only own a residence but also acquire a thriving accommodation business in the heart of Picton's CBD. With a growing influx of international visitors seize this opportune moment to capitalise on the resurgence of tourism in the region, setting the stage for a robust and busy summer season or consider as a development opportunity.

Property Highlights:

- Two commercial properties on a sunny 1399 sq m2 site.
- Operating as affordable accommodation for decades.
- Soon to be part of the refreshed National YHA Chain, globally recognised.
- Current owners, in charge for nearly three decades, are now looking to retire.

Property Features:

- Main Villa built in 1904, Cottage built in the 1920s.
- Interior refurbishment and redecoration almost completed, with ongoing external work.
- Recent builder's report available for your peace of mind.

Accommodation Details:

- 15 guest rooms, ranging from ensuites to bunkrooms.
- Staff quarters for convenience.
- Ideal for those seeking a long-term investment with a home and income.

Business Potential:

- Strategically positioned for the surge in international visitors.
- Versatile options: Operate and revitalise the existing business, explore long-term accommodation, or convert to office space.

Location:

- Situated on Auckland Street, the current State Highway One leads directly to the Picton Interislander Ferry Terminal.
- Specialising in Walkers, Cyclists/MTBikers, with the Link Path Way and Whale Trail passing the door.
- Queen Charlotte Track start accessible by boat just 300 meters away.

Don't let the chance slip away to secure a slice of Picton's vibrant accommodation landscape. Whether you're after a home with income potential or a strategic business investment, this property offers a plethora of possibilities.

For more information or to arrange your private viewing, please contact specialist Accommodation Business Broker, Tracey Green on +64 22 410 8710 or email tracey@tourismproperties.com

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