

# Successful Motel Lease for Sale Tokoroa



Fully refurbished 18 room motel with exceptionally strong occupancy and ADR, located in a booming regional area.

Clifton Court is a fully renovated 18-unit opportunity for savvy investors. Located in a booming regional area, this gem has a well-deserved reputation for exceptional service. With a long lease in place, you can build on a solid foundation of loyal repeat family and business travellers. With no need for OTAs the owners have cleverly avoided commissions, using their consistently strong occupancy rates and repeat business to maximise the already high yield. Fully refreshed and with a spacious 4-bedroom owners accommodation there is minimal effort for new owners to reap the benefits.

## Business Resources

Key selling points include -

**Ample Parking:** A large car park ensures hassle-free convenience for guests.

**Strategic Location:** Adjacent to a major truck stop and direct access to the South Waikato Sport and Events Centre, positioning Clifton Court Motel as a prime choice.

**Proximity to Amenities:** Enjoy the proximity to the South Waikato Indoor Pools and the nearby Cougar Park MTB Park, offering a perfect blend of leisure and recreation options for guests.

Solar panels power the fully equipped onsite Commercial laundry, showcasing the owners commitment to sustainable practices.

Location: **Waikato**  
Asking: **\$1,350,000**  
+ GST if any  
Turnover: **\$800,000**  
Type: **Accommodation-Motels**

## Contact:

Michael Shah  
022367 0804  
Anytime

[nzbizbuysell.co.nz/120918](http://nzbizbuysell.co.nz/120918)

Tourism Properties.com  
Licensed REAA 2008  
Broker Ref: 71323

