

FHGC Lodge Accommodation Business for Sale Roxburgh



For Sale

Location: **Otago**
Asking: **\$1,500,000**
+ GST (if any)
Type: **Accommodation-Other / Accommodation-Hotels**

Lake Roxburgh Lodge FHGC For Sale

Profitable, Well-Established Lodge for Sale - Owners Ready to Sell & Negotiate

This is a rare opportunity to acquire a highly profitable and well-established lodge with a stable and predictable cash flow. Unlike many other businesses on the market, this property is not just an opportunity—it is a thriving accommodation provider with a proven track record of success.

Key Highlights:

- **Owners are motivated to sell quickly and are flexible on price.** All reasonable offers will be considered, including those that do not assume continuation of the existing business (e.g., purchasing the lodge as an accommodation property or private residence).
- **Consistently strong financial performance.** The business has been experiencing increased customer activity, leading to steady revenue growth across multiple channels.
- **Revenue and net income are rising.** Since November (the start of the high season), monthly financials have consistently outperformed the same period last year. February marks the fourth consecutive month of higher revenue and net income.
- **Growing international customer base.** An increasing number of international travelers are contributing to revenue diversification.
- **Stable corporate segment with long-term potential.** Ongoing renovation work at Roxburgh Dam (expected to last until at least 2027) has generated a reliable flow of corporate guests since November.
- **New partnerships with cycling tour operators, including one from the US,** providing additional revenue streams and business diversification.

Award-Winning Accommodation and Licensed Restaurant in Central Otago

Seize the opportunity to own an award-winning lodge and hospitality business in the heart of Central Otago! Lake Roxburgh Lodge is a profitable and popular freehold going concern, providing the perfect retreat for both leisure and business travelers. Situated within walking distance of the majestic Clutha River Mata-Au, the lodge is a haven for outdoor enthusiasts, offering easy access to popular cycle trails and a range of recreational activities. Two of New Zealand's most renowned cycle trails, the Roxburgh Gorge Trail and the Clutha Gold Trail, meet at this prime location, attracting hundreds of cyclists year-round.

Accommodation:

The lodge boasts 11 cozy studios and suites, accommodating a maximum of 28 guests. Each unit features a furnished garden balcony, super king, single, or queen-size beds, ensuring a comfortable and relaxing stay.

Restaurant:

Guests can indulge in gourmet delights prepared by the hosts. The fully licensed restaurant offers mouth-watering breakfasts and dinners and is highly popular among both staying guests and the local community. The spacious sundeck provides an idyllic setting to savor cold beers or delicious wines.

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while soaking up the Roxburgh sun.

Events and Conferences:

Lake Roxburgh Lodge serves as an ideal venue for conferences, workshops, team-building programs, and special occasions. The lounge can comfortably accommodate up to 32 guests, with additional seating available on the sundeck. The conference room is equipped with standard audio-visual facilities.

Outdoor Amenities:

Set on a sprawling 8,290m² land area, the lodge boasts a picturesque garden setting with established landscaping and trees. Guests can enjoy outdoor dining on the restaurant deck or explore the surrounding trails for trail riding, walks, mountain hikes, fishing, kayaking, and more. Bike hire services are also available for adventurous guests keen on exploring the scenic trails.

Experience Lake Roxburgh Village:

Beyond the lodge, Teviot Valley offers a myriad of activities, including trail riding, rock climbing, and indulging in the region's famous summer fruit season. Whether seeking adventure or relaxation, Lake Roxburgh Lodge provides an unforgettable experience amidst the breathtaking landscapes of Central Otago.

Property Details:

- **Land area:** 8,290m²
- **Complex set in a great garden setting with established landscaping and trees**
- **Buildings:** 478m², consisting of:
 - 275m² (main building with office, restaurant, owners' unit, and three guest suites, including the family unit and guest rooms 1-3)
 - 203m² (balance of the other eight guest rooms, rooms 4-11, including seven studio units and one one-bedroom suite)

Don't Miss This Unique Opportunity

This is a profitable, well-run accommodation business with stable cash flow, a strong customer base, and significant growth potential. With the owners ready to negotiate and sell quickly, now is the time to act.

For full information, please contact specialist Accommodation Business Broker, Adrian Chisholm, AREINZ, on 021 727 888 or email Adrian@tourismproperties.com.

Business Resources