

# 18-room Motel Leasehold for Sale Blenheim



## For Sale

Location: **Blenheim**  
Asking: **\$1,250,000**  
**+GST if any**  
Type: **Accommodation-Motels**

### Profitable 18-room Motel Leasehold in Blenheim's CBD

Own a highly profitable motel leasehold opportunity in the heart of Blenheim's CBD. This 18-room property offers an excellent business opportunity supported by a strong recognised brand and consistent summer trade and significant winter activity, thanks to various conferencing events.

#### Property Features:

- **18 Well-Appointed Rooms:** The motel is split over two levels, offering modern décor. A range of studio and one-bedroom units, each with parking at the door. Includes 2 accessible units and all rooms being pet-friendly,
- **Prime Location:** Situated on a quiet street just a short walk from Blenheim town centre, the Marlborough ASB Theatre, and Events Centre. Perfect for both corporate and leisure visitors.
- **Owner's Quarters:** Spacious 3-bedroom, 2-bathroom accommodation, featuring a master bedroom with a walk-in wardrobe and ensuite bathroom.
- **Additional Amenities:** Ample parking, electric vehicle (EV) charging station.
- **Diverse Clientele:** Predominantly corporate clientele, complemented by leisure guests.

The lease will be topped up to 21 years on sale to ensure a long-term lease is in place. The current owners have maintained regular upkeep of the property, with new carpet, heat pumps, ensuring the property remains in excellent condition. The motel holds a Qualmark 4-star rating, recognising its high-quality accommodation.

#### The Perfect Location:

Ideally situated in Blenheim CBD, the gateway to New Zealand's largest wine region, Marlborough, and the Marlborough Sounds. Located only a 5-minute walk to the Events Centre & ASB Theatre. Only a 10-minute's drive from the airport, less than 5 minutes to the train station, and just 35 minutes to the Picton ferry terminal, this property offers prime accessibility and connectivity to major transportation hubs.

This property offers an exceptional opportunity to own a profitable leasehold in a prime location, with strong business fundamentals and a solid reputation.

### Contact:

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**For more information or to arrange your private viewing, please contact specialist Accommodation Business Broker, Tracey Green on +64 022 410 8710 or email**