



## For Sale

Location: **Waikato**  
Asking: **\$1,050,000**  
Type: **Accommodation-Motels**

### South Waikato - Premier Accommodation Business

Established Motel Goldmine

Step into ownership of the largest and most prestigious motel in Tokoroa - the clear market leader with a virtual monopoly on local accommodation. Known for its A-plus presentation, strong brand reputation, and unmatched facilities, Clifton Court Motel consistently attracts corporate, logistic companies, contractors and high volume repeat guests.

Just 40 minutes from Taupo and positioned in the heart of the South Waikato, this motel delivers exceptional income, with turnover and net profit figures surpassing those of sister motels in larger, more populated cities. The property is immaculately maintained, with well-appointed rooms, modern amenities, and attractive landscaped grounds ensuring a premium guest experience.

#### Key Features:

- \* Largest and best-presented motel in Tokoroa - proven market dominance.
- \* Prime location, only 40 minutes from Taupo.
- \* Exceptional turnover and net profitability exceeding big-city comparables.
- \* Strong, consistent occupancy rates year-round.
- \* Large Family sizeFOUR bedroom home (large enough for two families!!)
- \* Modern, well-maintained facilities with excellent guest feedback.

This is a rare chance to secure a thriving, future-proof business in a growing regional hub. Whether you're a seasoned operator or new to the sector, Clifton Court Motel offers a ready-to-go, high-performing investment.

Gordon Fridge, 022 156 9330, [gordon.fridge@linkbusiness.co.nz](mailto:gordon.fridge@linkbusiness.co.nz)

\*\*\*Some details of the business for sale are confidential and can only be disclosed upon contacting the broker and a completion of a Confidentiality Agreement. Due to the confidentiality of this business a stock photo image may be used to represent the business.

#wesellbusinesses #buyajob #accomodation#motel#waikato

Ref: BOP00778

Timestamp: 20251028041509

### Contact:

Gordon Fridge  
+64 22 156 9330 or +64 7 579 4994

[nzbizbuysell.co.nz/127461](https://nzbizbuysell.co.nz/127461)

LINK Bay of Plenty  
Licensed REAA 2008  
Broker Ref: BOP00778

