

# Linkwater Apartments Business Opportunity for Sale Marlborough



## For Sale

Location: **Marlborough**

Asking: **\$5,275,000**

Type: **New Opportunities / Accommodation-Other**

### 14 Freehold Titles: One Opportunity

Exceptional Freehold Going Concern - 14 Titles | Land, Buildings & Business

Outstanding Investment Opportunity in the Heart of Marlborough Sounds, New Zealand

Location: Linkwater, Marlborough - Just 20km from Picton & 16km from Havelock

Positioned in one of New Zealand's most picturesque regions, this is a rare chance to secure a high-performing Freehold Going Concern motel with a unique and highly valuable feature - 14 separate unit titles.

#### Investment Highlights:

- \* 14 Self-Contained Motel Units: A diverse mix of two-bedroom, one-bedroom, and backpacker-style accommodation, each with its own kitchen and bathroom.
- \* Held Under 14 Separate Freehold Titles: Providing investors with unparalleled flexibility. Sell down individual units, redevelop selectively, or retain for long-term income - the choice is yours.
- \* Solid, Predictable Income: Long-standing relationships with local contractors and companies ensure pre-bookings through to mid-2026, with consistent demand.
- \* Low Overheads & Efficient Operations: High mid-week occupancy via group bookings, minimal staffing requirements, and strong weekend potential.
- \* Owner/Manager Residence Included: A comfortable 3-bedroom home offers optional on-site living or additional rental income.

#### Strategic Investment Potential

The 14 individual freehold titles present multiple exit strategies - sell as a whole, or unlock additional capital by selling units individually. This structure is rare and highly sought after, offering significant upside for savvy investors.

#### Tourism & Lifestyle Advantages:

### Contact:

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**LINK Business Christchurch**  
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**LINK**  
we sell businesses

\* Prime Tourist Location: Adjacent to the renowned Queen Charlotte Track, attracting both domestic and international tourists year-round.

\* Consistent Demand: A trusted and well-known business with a strong reputation in the region.

\* Unmatched Lifestyle Appeal: Set amongst native bush and tranquil waterways, this is a place where work and lifestyle coexist in harmony.

\* Adventure Nearby: Kayaking, hiking, biking, and birdwatching at your doorstep.

#### Key Metrics:

\* 14 x Fully Self-Contained Units

\* 14 x Freehold Titles

\* 1 x 3-Bedroom Owner/Manager's Home

\* Guaranteed Bookings Until Mid-2026

\* Strong Return on Investment & Long-Term Growth Potential

Price: \$5,275,000 + GST (if any)

This is not just a motel - it's a flexible, multi-option investment in a region known for stability, growth, and natural beauty. Whether you're seeking passive income, a lifestyle change, or a smart land-bank play with upside, this offering delivers on all fronts.

Enquire today to explore this rare opportunity in New Zealand's South Island.

Deb Chakraborty, 02102760319, deb@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.

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