



For Sale

Location: **Otago**
Asking: **\$5,663,377**
+GST (if any)
Type: **Accommodation-Other /**
Accommodation-Motels

Alexandra Apartments - Prime Multi-Unit Investment in Central Otago

An outstanding opportunity to acquire a fully tenanted, high-performing residential investment now transitioning to unit title ownership. Located on a high-profile corner site in central Alexandra, this well-maintained complex features 12 rental streams across 9-unit titles, including a 3-bedroom home, two 2-bedroom units, five 1-bedroom apartments, three studios, and a double garage currently tenanted.

Titles are in the final stages of issuance, supported by completed Code Compliance Certificates (CCC), Healthy Homes compliance, a proposed unit title plan, and fully prepared Body Corporate rules. Once issued, these titles will allow for immediate flexibility—offering investors the option to retain for rental income, reposition for short-stay accommodation, or sell down units individually.

All tenancies currently returning \$254,852 pa, the property is ideally positioned for both passive income and long-term growth, with potential to benefit from Alexandra's strong rental demand, lifestyle migration trends, and proximity to the Otago Central Rail Trail and Dunstan Trail.

Key Features:

1. **Unit titles about to be issued** - 9 PUs plus garage and common areas
2. 12 income streams from a fully consented, compliant residential complex
3. Two freehold titles on 2,024m² (corner site opposite Pioneer Park)
4. Diverse mix of studio, one-, two-, and three-bedroom dwellings
5. Fully tenanted - \$254,852 gross annual income
6. Short-stay, workforce, and rental demand all strong in Alexandra
7. Strategic exit options: hold, operate, or sell individually

Future Potential:

1. Revert to short-term accommodation format (former motel use)
2. Retain as long-term, fully leased residential investment
3. Execute a staged or full sell-down of individual units
4. Cater to growing demand for seasonal and workforce housing

This is a rare, ready-to-go residential investment with completed compliance, 9-unit titles about to be issued and income security—set in one of Central Otago's most liveable and investable towns.

For further information or to arrange a viewing, please contact specialist Accommodation Business Broker Adrian Chisholm today on 021 727 888 or email adrian@tourismproperties.com

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