



For Sale

Location: **West Coast**
Asking: **\$2,500,000**
+GST if any
Type: **Accommodation-Motels /**
Tourism/Leisure

Motel Investment Opportunity 8% Return - Freehold Land & Buildings

8% RETURN ON FREEHOLD LAND & BUILDINGS

The Westhaven is a modern motel land & buildings investment opportunity at an outstanding 8% return on asking.

An attractive, modern motel complex boasting strong street presence and a prime central location in the heart of Fox Glacier township – the vibrant hub and true mecca of the South Island's Glacier Region.

This is truly a gem of a property featuring 23 well-designed units and a spacious three-bedroom owners' residence. The larger-style units offer excellent flexibility, allowing any operator to maximise returns.

Fox Glacier is a renowned tourist destination, enjoying a consistent visitor flow throughout its long summer season and steady demand from both independent travellers and group tours.

With a favourable Lease in place, this commercial property investment offers an attractive rental return – an ideal opportunity for investors seeking a premium asset with a strong yield.

What We Like:

1. Freehold Land and Buildings – Solid Commercial Asset.
2. A Strategic Tourism Holding.
3. Contract Rental Income \$200,000 Increasing To \$206,000 Effective 1st November 2026.
4. Large Expansive 23 Unit Complex.
5. Modern Low Maintenance Construction.
6. Motel Lease Term Expiry 2044 With Further Rights of Renewal Out To 2064.
7. Great Investment Return Of 8% On Asking.
8. Capital Value \$2,600,000.
9. Insurance Replacement Valuation \$5,900,000.
10. Possible Option to Purchase the Leasehold Business Making a Rare FHGC.
11. Land Area 0.2776 (Hectares).

With genuine long term syndicate investors exiting the industry and looking to achieve a sale, we see this as a great chance to secure a premium South Island commercial accommodation property.

We welcome all enquires, so act fast to secure this opportunity. For more information and to arrange your viewing, please contact our specialist accommodation broker, Adam Berry on 021409441 or adam.berry@tourismproperties.com

Contact:

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