

Freehold Investment Motel for Sale Dunedin



For Sale

Location: **Otago**
Asking: **\$4,550,000**
Offers over +GST
Type: **Accommodation-Motels**

Freehold Investment - Dunedin Land and Buildings Motel for Sale

A rare opportunity to acquire a freehold land and buildings investment in one of Dunedin's most tightly held and high-demand accommodation precincts. Located at 575 George Street, North Dunedin, this prominent property sits just one block from the CBD and within easy walking distance of the University of Otago, Otago Museum, retail, cafés, restaurants, and public transport.

Key Highlights

1. Freehold land and buildings investment
2. Prime North Dunedin location, one block from the CBD
3. Net Lease until 2050
4. Current annual rent \$240,000 plus GST increasing to \$250,000 plus GST on 1st October 2026
5. 1,277 m² site with 870 m² of improvements
6. Established strong tenant operating successful motel complex in place
7. Strong underlying land and strategic value

Location

Positioned on George Street—one of Dunedin's main arterial routes—the property benefits from excellent exposure, accessibility, and a highly walkable urban environment. The location consistently attracts strong accommodation demand, underpinned by tourism, education, and business travel.

Land & Buildings

The property is held on a freehold title with a land area of approximately 1,277 m². The improvements comprise an architecturally designed motel complex with a total floor area of approximately 870 m². The buildings accommodate 16 self-contained units, plus studio and a four-bedroom apartment, along with supporting guest facilities and on-site parking.

Investment Profile

The property is leased to an established and experienced motel operator who runs a successful accommodation business from the site. The motel enjoys strong market presence, positive guest reviews, and consistent demand driven by its central location and apartment-style offering.

Investors benefit from:

1. Proven accommodation use in a prime location
2. Strong underlying land value
3. Established tenant operating a successful motel complex
4. Low-management, passive investment profile

Future Considerations

The combination of a central city fringe location, generous site area, and substantial improvements provides long-term security and potential upside. The property may offer future redevelopment,

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repositioning, or rental growth potential, subject to council requirements and market conditions.
Freehold accommodation assets of this calibre and location are seldom available.

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