



## For Sale

Location: **Rotorua**  
Asking: **\$2,350,000**  
**+GST if any**  
Type: **Accommodation-Motels /**  
**Tourism/Leisure**

### Established 10-Unit Motel in Rotorua - Add Value & Grow (FHGC)

This motel investment in Rotorua features 10 units—nine one-bedroom and one two-bedroom—plus a large three-bedroom manager’s residence. Currently providing a stable income stream, the property offers a significant opportunity to refurbish and reposition the asset back into the thriving local tourism market or explore its potential as a prime development site.

Occupying a level 1,538 sqm land parcel with established facilities, the site is perfectly positioned for commercial use projects (NBS rating: 75%). It operates efficiently, catering to current demand while providing long-term land value. Whether you choose to capitalise on the region’s recovering tourism sector or unlock the site’s development potential, this property represents a versatile entry-level or add-value opportunity for savvy investors.

#### Business Resources

Key resources include fully equipped motel units, an on-site manager’s residence, reception/office, laundry facilities, and parking areas. The business operates with established booking systems (online platforms and direct bookings) and simple management processes. Staffing can be owner-operated with casual cleaners as needed. Equipment includes furnishings, appliances, and guest amenities. Vendors and service contractors are in place. Transition support and training can be provided by the current owner to ensure a smooth handover.

### Contact:

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