



For Sale

Location: **Invercargill**
Asking: **\$2,500,000**
+ GST (if any)
Type: **Accommodation-Motels**

Golden Leaf Apartment Motels - Inner City FHGC Opportunity

Golden Leaf Apartment Motels present a standout opportunity to acquire a well-established freehold going concern in a sought-after inner-city location. Positioned in a quiet, tree-lined street just minutes from the CBD, this boutique apartment motel combines strong trading fundamentals with future upside.

The Opportunity

1. Land, buildings, business, goodwill and chattels included
2. Additional income stream via on-site rental car fleet
3. Proven accommodation business with consistent demand
4. Strategic location servicing travellers to Stewart Island, Fiordland and The Catlins

Property Overview

The complex is well laid out across two distinct areas:

1. **Accommodation Wing:** 7 guest units, guest laundry, and substantial undercover/off-street parking including large garaging
2. **Owner's Residence & Office:** Includes an additional studio (Unit 8) and space for future expansion

Accommodation Mix

1. **3 x Two-Bedroom Apartments** (sleep 5-6)
2. **3 x One-Bedroom Apartments** (sleep 3)
3. **1 x Studio Unit** (sleep 2)
4. **1 x Additional Studio** within the main residence

All units are north-facing, regularly updated, and offer spacious layouts with kitchen facilities, smart TVs, and quality heating.

Location Highlights

1. Short walk to the CBD, cafés and restaurants
2. 2 minutes to Queens Park
3. Close to key attractions including Transport World and Motorcycle Mecca
4. Approximately 10 minutes to Invercargill Airport and Stadium Southland

Value-Add Potential

1. Ability to develop an additional unit (subject to approvals)
2. Potential to convert to unit titles (subject to council consent)
3. Scope to further enhance revenue through accommodation or fleet expansion

A tightly held, well-positioned motel investment offering both immediate income and future growth potential in the heart of Invercargill. For further information or to arrange a viewing, please contact specialist Tourism Business Broker Adrian Chisholm today on 021

Contact:

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