

Property Portfolio and STR Business for Sale Blenheim



The Haddin Court Apartments Portfolio and STR Business

Secure a market-leading hospitality brand and a high-spec real estate footprint in the heart of Marlborough. This "turn-key" investment sets the benchmark for executive accommodation and offers multiple paths for growth and capital management.

Business Resources

The Property & Business:

1. **6 Separately Titled Apartments:** Fully restored, effectively 80% new, and renovated to an uncompromising executive standard.
2. **Structural Security:** Strengthening exceeds double the NBS requirements with all core systems entirely renewed for a maintenance-free future.
3. **Market-Leading Brand:** A high-performing business sold as a going concern with all chattels and extensive equipment; ready for revenue.
4. **400m² Development Section:** A prime, flat site for expansion or sale to reduce your initial capital outlay.

Why Invest Here?

1. **Passive or Active:** Hold for almost 100% hands-off passive income, or transition back into an owner-operated model for even higher returns.
2. **Diversified Performance:** Mitigate risk through "safety in numbers," utilising proven occupancy from a blend of corporate guests and Marlborough's \$400M+ annual visitor spend.
3. **Capital Agility:** Separate titles provide a built-in strategy to liquidate capital if needed without disrupting your primary income stream.
4. **Operational Efficiency:** Optimise your bottom line by further streamlining expenditure to increase returns.

Your Options:

1. **Expand:** Build on the section to increase total accommodation capacity.
2. **Capital Reduction:** Sell the section, or develop and sell, to lower your initial investment and increase returns.
3. **Lifestyle:** Build a bespoke on-site residence to create a luxury lifestyle-plus-income estate.

Website

<https://www.haddincourtapartments.com>

Location: **Marlborough**

Asking: **\$3,500,000**
+ Gst (if any)

Type: **Accommodation-
Other /
Tourism/Leisure**

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