



For Sale

Location: **Marlborough**
Asking: **\$4,500,000**
Offers over + GST (if any)
Type: **Accommodation-Motels /**
Accommodation-Other

Once-in-a-Lifetime Holiday Park Opportunity!

Parklands Marina Holiday Park represents a rare chance to secure one of the South Island's last remaining privately owned holiday parks of scale. Situated in the highly sought-after Waikawa Bay, Picton, this well-established accommodation business offers a diverse range of options from camping sites through to self-contained chalets.

Set on spacious, well-landscaped grounds, the park provides a peaceful, family-friendly environment that continues to attract strong repeat clientele year after year. Positioned for both immediate returns and long-term upside, this exceptional asset offers significant scope for further development, expansion, and value enhancement. Opportunities of this calibre are increasingly scarce, making this a compelling acquisition for investors, developers, or owner-operators seeking a strategic foothold in a high-demand tourism sector.

Key Highlights:

1. Rare offering to market. Land, buildings & business all included.
2. Quiet, attractive setting with established grounds of circa 6 acres.
3. Multiple accommodation streams – tent sites, powered sites to chalets & cabins.
4. Excellent managers residence & park facilities.
5. Turn-key operation.
6. A proven lifestyle business with strong EBITDA profits.
7. Many opportunities to increase revenue, enhance, expand or reposition.
8. Redevelopment subdivision potential (scheme already exists).
9. Tourism is booming and a chance to enter before the busy summer trading period.
10. Ideal bolt-on to an existing operation or portfolio, intergenerational holding, investors or hands-on operators.
11. Proven demand with loyal returning guests.
12. Strong appeal to domestic & international travellers.
13. Potential to establish and sell down a lease in the future.

With a genuine vendor retiring, this is a compelling opportunity to acquire a well-established, high-performing holiday park with immediate income and clear scope for future growth.

We welcome all enquires, for further details and to arrange a private viewing, contact our specialist accommodation broker, Adam Berry on 021409441 or adam.berry@tourismproperties.com

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