



## For Sale

Location: **Marlborough**  
Asking: **Land, Buildings and Business  
\$5,050,000**  
Type: **Accommodation-Motels**

### Prime Picton Tourism Investment - FHGC

Gateway Motel presents an outstanding opportunity to acquire one of Picton's established tourism properties. This Freehold Going Concern combines a successful 26-unit motel with valuable freehold land and buildings, together with additional commercial rental income, creating a diversified investment in one of New Zealand's busiest tourism destinations.

#### ESTABLISHED ACCOMMODATION BUSINESS

The motel offers 26 units; 21 studio units (including four family studios), two one-bedroom units and three two-bedroom units, providing an excellent accommodation mix for couples, families, corporate guests and small groups.

#### COMMERCIAL INCOME

Complementing the motel operation is a commercial tenancy of a Cafe that provides an additional rental income stream, further strengthening the overall investment.

#### OWNER'S ACCOMMODATION

A comfortable three-bedroom, two-bathroom owner's residence offers excellent privacy while remaining conveniently connected to the office and reception.

#### PRIME LOCATION

Situated on High Street in central Picton, guests can easily walk to cafes, restaurants, supermarkets, boutique shopping, the waterfront, marina and both the Interislander and Bluebridge ferry terminals. Gateway Motel has earned an enviable reputation and enjoys a proven trading history in one of New Zealand's busiest tourism and transport gateways.

Please be aware that some of this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand and we have not been able to verify the accuracy of same. Any boundary lines shown on an image are indicative only.

Ready to take the next step?

An Information Memorandum is available to download from our website [coffeys.co.nz](http://coffeys.co.nz).

Some details of this listing are confidential and can only be disclosed upon completion of a confidentiality agreement, included in the Information Memorandum.

We would welcome your enquiry via this website or direct to JAN GRANT.

### Contact:

Jan Grant  
027 544 1949 or [03 553 1018](tel:035531018)

[nzbizbuysell.co.nz/133691](http://nzbizbuysell.co.nz/133691)

**Coffeys Tourism Property  
Brokers Ltd**

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