

Motel for Sale Tokoroa

Ad ID: 68136

Location: **Waikato**
Asking: **\$3,995,000**
+GST if any
Type: **Accommodation-Motels**



Superb Clifton Court Motel Freehold Investment in Tokoroa

Business for Sale Description

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Clifton Court Motel is frankly amazing!

After 37 years in family ownership, the motel has undergone a four-year transformation that must be seen to be believed. This is not just a superficial redecoration: the motel has been gutted, back to its very solid bones, then completely rebuilt to the highest standards.

At the same time, the owners have been careful to future-proof the property, with features including solar electricity, electric vehicle charging points, LED lighting, on-demand gas hot water, the fastest available broadband, USB chargers, Apple TV and Netflix throughout...

The result has been rewarding: turnover is increasing year on year and the motel rates 4.5 stars on Trip Advisor 2017.

Business Resources

Clifton Court sits on 5,134 m² on State Highway 1.

The motel comprises 18 ground floor units in flexible layout: 5 studios; 9 one-bedroom units; 3 two-bedroom units; and 1 one-bedroom executive suite. Plus "unit 19" adjacent to reception, a one-bedroom unit available for motel minders, or as overflow when the motel is full. Concept plans have been drawn up for 6 further studio units and these will be included in the sale.

Beside the stylish reception area is the separate motel kitchen. Upstairs is a spacious, four-bedroom owners' home.

There's a guest laundry, massive motel laundry, plant room, huge parking, excellent signage, security cameras and

more. The chattels throughout are contemporary and stylish, the plant and equipment comprehensive.

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