

Alpine Accommodation Lodge Business for Sale Rakaia

Location: **Canterbury**
Asking: **\$1,490,000**
+GST if any +Stock
Type: **Accommodation-Other /**
Tourism/Leisure



Alpine Accommodation Lodge, Hospitality & Development Opportunity for Sale.

Business for Sale Description

Alpine Accommodation Lodge Business for Sale Rakaia

A unique opportunity presents itself on the inland scenic route to Mt Hutt Ski Fields. Located at the Rakaia Gorge this business and property offers multiple income streams from timeshare accommodation, restaurant & bar with future development opportunities. Don't miss this opportunity, call me now!

WHATS ON OFFER:

Bar/Restaurant/Reception: Small reception area accessed in an open plan format. The house bar has a small customer area that opens onto the dining room with comfortable seating capacity of approximately 34 guests. The kitchen is compact, with sufficient area to provide a reasonable volume of meals through a separate door access to the dining area. The commercial kitchen is sufficient to provide a wide menu range.

First Floor Managers Accommodation: The unit includes two bedrooms, an office, main living area and bathroom/toilet.

Studio Unit: 28 square metres in an open plan design as living/sleeping/kitchen and separate bathroom facilities. This unit is in very good condition with modern appliances and furniture.

One Bedroom Unit: 45 square metres, with one separate double bedroom, open plan living for lounge/dining/kitchen and bathroom/toilet, with sliding doors to a patio area.

Laundry/Drying Room/Maintenance Workshop: Subdivided into three separate rooms with the laundry including modern new washing machine and clothes dryer, storage cupboard and sinks. The drying room has clothes racks and floor mounted heating beams for wet gear. The workshop has workbench and general storage areas.

Store Sheds: Two small store sheds of timber frame construction, with board and batten wall cladding and corrugated iron roof, all supported on a concrete floor slab.

Business Resources

VACANT LAND (Accessory Units GD4, GD5 & GD6)

GD6: This land is defined as a Future Development Unit, with an approximate area of 900 square metres; the land is relatively level with only a slight cross-fall and readily lends itself further development.

GD5: This land comprises an approximate area of 9500 square metres, but drops steeply down from the plateau complex level shelving to moderate slope nearer the bottom to level when it meets the Rakaia Gorge Road below. If vehicle access could be achieved from the Rakaia Gorge Road a degree of development could be achieved, but would be reliant upon the discretion of the Selwyn District Council through the resource Management process. Any such development would need separate sewage treatment and water supply.

GD4: This land comprises an approximate area of 1200 square metres and has a relatively level area, but drops into a steep overgrown gully to a stream bed. This stream was the original water supply to the complex, but has subsequently been superseded by a more certain and pressured supply. However, the original pump house and mechanics are still functional and serve as a back-up for landscaping watering. The residual flat area may well be suitable for further units, but may have limitations.

Brokers Comments: This property and business opportunity would suit timeshare operators looking to expand into the NZ tourism market, or hospitality professionals looking to enjoy the location and lifestyle on offer in the area.

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