

## Careys Bay, 1/17 Macandrew Road

### A Rare and Special Opportunity

This sale includes freehold land, buildings & business and is being sold + GST (if any). Comprising a boutique bar & restaurant in an attractive two-story bluestone building with annexes, located near Port Chalmers with an outlook over the Careys Bay Marina and the harbour. The hotel itself is historic with an empathetic full renovation of the first floor supplying luxury owner accommodation for six.

This is your opportunity to become part of the history of this local Dunedin icon, the corner stone of the West Harbour Community. A beautifully restored waterfront heritage bluestone premises built in 1874 operating as a successful business with an outstanding reputation as a local and destination pub & seafood restaurant.

The Port of Otago is right on the doorstep delivering a regular supply of cruise ship visitors through the month of October-April. The West Harbour shared bike path has just opened, this will be a phenomenal addition to the business.

A thriving opportunity that will appeal to buyers wanting to run their own business in the heart of a very special community.

#### For Sale

Enquiries Over \$1,999,000

#### Building Area

696sqm

#### Contact

**Pam Mulder**

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Pam@ljhdunedin.co.nz



**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Ideal for an owner operator, or perhaps two couples; options include live upstairs and rent the business.

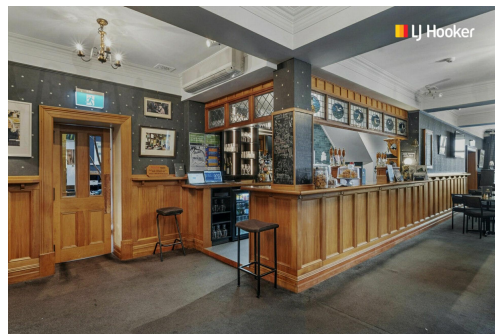
More than just a business, this is an outstanding lifestyle opportunity in the heart of a very special community and won't last long on the market- call me today to register your interest.

## More About this Property

<b>Property ID</b>	3KE8GDS
<b>Property Type</b>	Hotel/Leisure
<b>Building Area</b>	696 m <sup>2</sup>
<b>Land Area</b>	1146 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Pam Mulder 027 454 3366**  
Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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