



## Oamaru North, 346 Thames Highway

### FREEHOLD MOTEL COMPLEX WITH HUGE POTENTIAL

Seize this rare opportunity & invest - The Heritage Court Motor Lodge & Restaurant complex is calling new owners!

#### REASONS TO BUY

- oFreehold Motel Complex with 34 units & 2 adjacent properties on separate titles creating potential income or redevelopment opportunity
- oPrime location with State Highway 1 frontage, showing a good return on investment with potential for more
- oStrong lease with 29 years remaining - QualMark 4 star rated, Large onsite Restaurant acts as another potential income source

Located in the beautiful town of Oamaru, overflowing with natural beauty & central to many tourist attractions such as Alps 2 Ocean, Victorian Precinct, Steampunk & Little Blue



**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.

#### For Sale

Buyer Enquiry Over \$4,700,000 +GST (if any)

#### Building Area

1,405sqm

#### Contact

**Erin Kingan**

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erink@ljoamaru.co.nz

**Stephen Robertson**

0274 731 112

stephenr@ljoamaru.co.nz

**LJ Hooker Oamaru**

**(03) 434 9014**

Robertson Real Estate Limited

Penguins. Oamaru is situated in the Waitaki district, a designated Unesco World GeoPark due to the outstanding geological & cultural heritage & commitment to sustainable development. With the aptly named "Heritage" brand, marketing opportunities abound!

The large motel lodge complex offers 34 different types of studio & apartment units, set well back from the road & catering to all. Regular tour buses make the most of the large, secure, off-street carpark, & the large onsite restaurant is convenient & a hit with customers & locals.

With multiple income sources & a dedicated existing tenant proudly growing the business, The Heritage Court Motor Lodge complex is a catch for the price. Be sure to book a stay & experience what is on offer to truly see the potential for yourself. Enquire today to receive an Information Memorandum & secure a private viewing.

Buyer Enquiry Over \$4,700,000 +GST (if any)

Contact Erin Kingan 021 0234 7401 or Stephen Robertson 0274 731 112

## More About this Property

<b>Property ID</b>	V19GF3
<b>Property Type</b>	Hotel/Leisure
<b>Building Area</b>	1405 m2
<b>Land Area</b>	4047 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Erin Kingan 021 02347401

Property Consultant | [erink@ljhoamaru.co.nz](mailto:erink@ljhoamaru.co.nz)

### Stephen Robertson 0274 731 112

Principal / Property Consultant | [stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

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