



198 Main Road, Waikouaiti

MULTI-USE VENUE

Manager's Residence 3D Tour: <https://my.matterport.com/show/?m=Ae4oUj8E8WE>

Unit 1 3D Tour: <https://my.matterport.com/show/?m=Yj94kbGkXfL>

FHGC, Purchase, Develop or Expand, The Golden Fleece Hotel and Motel in Waikouaiti presents an opportunity to leverage a strong commercial business and experience the freedom of entrepreneurial ownership, with the potential to grow and expand. Established in 1966, the business has shown extensive growth, particularly over the last 2 years, with the current owner refurbishing and reopening the restaurant for service

Auckland; \$1,730,000 buys you just one house.

Otago; \$1,730,000 gives you a 3 bedroom separate House, 4x double Motel Units, Hotel with Bars, Restaurant, Gaming & TAB plus 80x Car Parks & a sub-dividable area with no loss of parking assets.

- Land, Buildings, Business & Chattels FHGC. You own the Lot! (Not Leased).
- Multiple Income Streams: Bar, Restaurant, Bottle Store, Motels, Gaming & TAB.
- Location: State Highway #1, Waikouaiti, East Coast, 9510, Otago.
- Huge Potential to increase T/O: Presently only 6 days at at

FOR SALE

\$1,730,000.00 + GST (if any) Negotiable

BUILDING AREA

1,180sqm

AGENTS

Stephen Robertson

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stephenr@ljhoamaru.co.nz

AGENCY

LJ Hooker Oamaru

(03) 434 9014

Robertson Real Estate Limited

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- average of 46 per week.
- Development Land for 6 additional Motel units with no loss of Parking.
- Professional Hospitality Owner retiring: All plant is functional.
- Bar, Kitchen & Restaurant fully equipped, Maintained & Operational.
- Chefs Kitchen fully upgraded Ovens, Chillers & Walk In Fridge & Freezer.
- Buildings 1180sqm, Land 6979sqm, 120 Car Parks.
- Four double Motel units with Car ports, Separate large 3 bedroom Managers house.
- Commercial Solar System: 74 panels producing up to 42kw at 3 phase.
- Double EV charging station. Multiple Hotel / Motel Entrances.
- Financials available. Chattels list available. 5 Star Food & Service Reviews.
- Fully Staffed and they are willing to continue their employment.
- Genuine Inquiries Welcomed. Price by Negotiation.
- Vendor handover assistance is freely offered.
- Capacities: Bar 100, Restaurant 120, Outside Terrace Area 40, Motel 12 Guests.
- Fully Air Conditioned by 4 units, Air Extractors, plus 2 Log Burner Fires.
- Security Cameras, Alarm System, SKY TV, Entertainment Screens & Dance Floor.
- Fully Compliant. On & Off Licensed & Food Safety Certified.
- Even Includes a Courtesy Van, plus an in-house FM & Internet Radio Station.

Licensing:

Liquor Licensed for 18 hours per day, for 7 days per week, from 8.00am to 2.00am. Licensed to 07th December 2027.

Off Licence Bottle Store: 8.00am to 10.00pm for seven days as permitted. Licensed to 07th December 2027.

Gaming:

Premises Licensed for 9 Gaming Machines with YTD Turnover of \$2,892.000, Gaming statement available.

Southern Smokehouse Restaurant:

The restaurant, with Two separate entrances, multiple Toilets, and its own Bar with Espresso machine, has the capacity for 120pax inside and 90 plus on the deck grass area. The large commercial kitchen and smokehouse caters for both dine-in and takeaway food. With a Log-Burner & Air Conditioning. Additionally, the kid's corner and two large TV screens provide entertainment options, whilst the karaoke, Sounds & Lighting equipment & dance floor create another prospect to increase business hosting events, Quiz nights, Bingo, DJ's, Live Bands and functions.

Another attractive attribute of this property is the 74 solar panels perfectly positioned on the roof to draw on maximum energy, these provide up to 42kw at 3-phase, excess is sold back to the grid which significantly contributes to the reduction of one of the main traditional overhead costs a business incurs.

Customer reviews highlight positive experiences with the 5 Star food reviews and service, suggesting a strong reputation within the community and the business's established clientele base creates a solid foundation for future growth

Location, Location, Location:

198 Main Road Waikouaiti 9510 Otago, we're on top of the hill in Waikouaiti on State Highway #1.

Genuine reason to market, these experienced Owners are ready to retire, it's your time to reap the profits! New owner hand-over

assistance is offered should you desire it.

Asking Price \$1,730,000 + GST (If any) (sold as a going concern)
Negotiable.

All genuine queries answered. Thank You.

Contact Stephen Robertson on 0274 731 112

MORE DETAILS

Property ID VTGGF3
Property Type Hotel/Leisure
Building Area 1180 m2
Land Area 6979 m2
Parking 80
Licensed Real Estate Agents (REAA2008)

Stephen Robertson 0274 731 112

Principal / Property Consultant | stephenr@ljhoamaru.co.nz

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