



198 Main Road, Waikouaiti

## POTENTIAL PLUS

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

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

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.

The complex operates as a multi-faceted business with multiple income streams and strong potential for growth. Opportunities include expanding the current operating hours and transitioning to a 7-day trading schedule to increase the turnover. The property features a Family Bar, Bottle Store, Restaurant, and Motel Accommodation, offering flexibility for owner-operation or as an investment opportunity through leasing out the individual components.

One end of the building houses the hotel bar, which features a wood-burner, TVs and a big screen above the bar for streaming popular

### FOR SALE

Asking Price of \$1,890,000 + GST (if any)

### BUILDING AREA

1,180sqm

### AGENTS

Stephen Robertson  
0274 731 112  
[stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

### AGENCY

LJ Hooker Oamaru  
(03) 434 9014  
Robertson Real Estate Limited

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Interested parties must rely solely on their own enquiries.



sports games, as well as a pool table and darts board. The bar also includes an enclosed outdoor patio, a 9-machine gaming room, a self-service TAB terminal, and a digital jukebox. Adjacent to the bar, the bottle store has its own entrance and caters to a wide range of customers, offering items such as ice creams, soft drinks, and snacks. There is also an opportunity to expand the product range in the bottle store, including a broader selection of alcohol and cigarettes.

The restaurant, with separate entrances and its own bar with coffee machine, has the capacity for 120pax and the large commercial kitchen and smokehouse caters for both dining in and takeaway food. Additionally, the kid's corner and TV screens provide entertainment, whilst the karaoke and entertainment equipment create another prospect to increase business hosting events and functions.

The Motel offers four accommodation units - there are two one-bedroom units and two two-bedroom units with kitchenettes, Freeview TV's and rural views to cater for individuals, couples and families. With the potential to expand the motel complex, to generate further income. Completing the Motel is the sunny and spacious, three-bedroom managers or owners' residence.

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 food and service, suggesting a strong reputation within the community and the business's established clientele base creates a solid foundation for future growth.

Located between Dunedin and Oamaru, The Golden Fleece Hotel and Motel has a prominent position on State Highway One with consistent traffic travelling past seven days a week. The on-site EV Charging Station, the East Otago Events Centre and modern public toilets across the road, contribute to the Golden Fleece being a popular destination for locals and travellers alike.

The Golden Fleece Hotel and Motel is being sold as a going concern. It has been fully restored into a thriving, well-established business, ready for the next owner to seamlessly take over and continue its success, with further potential to increase revenue across the entire complex.

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 require it.

Asking Price \$1,890,000 + GST (If any) (sold as a going concern)  
Contact Stephen Robertson at 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](mailto:stephenr@ljhoamaru.co.nz)

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Robertson Real Estate Limited

193 Thames Street, OAMARU 9400

[oamaru.ljhooker.co.nz](mailto:oamaru.ljhooker.co.nz) | [info@ljhoamaru.co.nz](mailto:info@ljhoamaru.co.nz)

