



Waikouaiti, 198 Main Road

THE GOLDEN FLEECE HOTEL & MOTEL

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

Unit 1 3D Tour: <https://my.matterport.com/show/?m=Yj94kbGkXfl>

The Golden Fleece Hotel and Motel in Waikouaiti presents an opportunity to leverage a strong commercial business and experience the freedom of entrepreneurial ownership. 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 from the Family Bar, Bottle Store, Restaurant and Motel Accommodation, or is an investment opportunity to lease out the individual components of the complex.

One end of the building houses the hotel bar with woodburner, TV's and big screen above



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 \$1,995,000 + GST (if any)

Building Area

1,180sqm

Contact

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

the bar to stream popular sports games, a pool table and darts board, the enclosed outdoor patio, gaming room, TAB terminal and digital juke box. Adjacent the bar, the bottle store has its own entrance and caters for everyone with additional items such as ice creams, soft drinks and snacks.

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 and rural views to cater for individuals, couples and families. 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, 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 onsite 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.

To be sold as a going concern, the Golden Fleece Hotel and Motel has been restored to a fully operational, thriving, and well-established enterprise ready for the next owner to seamlessly take over and continue its success.

Buyer Enquiry Over \$1,995,000 + GST (if any) (sold as a going concern)

Contact Stephen Robertson at 0274 731 112



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More About this Property

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

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