



Information memorandum

Picton
86-88 Wellington Street

Prepared by Whalan and Partners Ltd, Bayleys
March 2026



MOTEL

ALDAN
LODGE

sky
Available here

SAVINGS

CAUTION
WATER
FOR
FOOTWEAR
AND PETS

5
SPEED
LIMIT

86





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The opportunity

Whalan and Partners Limited is pleased to offer 86-88 Wellington Street, Picton, for sale by way of Deadline Private Treaty (unless sold prior) closing on Thursday, 4pm, 16th April 2026, at Bayleys, 3 Deans Avenue, Addington, Christchurch.

Bayleys is proud to present Aldan Lodge Motel, a well-located 18-unit accommodation property investment in the heart of Picton. This investment is situated at a major tourist entry point to the South Island as it leads the way for New Zealand's tourism recovery.

The motel complex comprises 18 units in four separate buildings featuring a range of sizes to cater to a broad mix of guests. A large site of more than 2,100sqm underpins the value of this investment. We believe there is opportunity to add further value for a new owner.

A three-bedroom owners' residence is also located on site to complete the offering in a growing tourism market. A long-term 35-year lease from March 2017 runs through until 2052, providing exceptional security with a regular review program for investment growth. Full lease details are available upon request.

Situated at the terminus for both the Interislander and Bluebridge ferry services, Aldan Motel benefits from a reliable stream of visitors crossing the Cook Strait in both directions. As the continuation of State Highway 1, this essential transportation link for both tourism and freight services ensures year-round demand and provides the motel with a consistent flow of guests that other regions struggle to match.

Don't delay. Opportunities to own a freehold investment property in a tourism hotspot such as Picton are few and far between.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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IN ASSOCIATION WITH
 Knight
Frank

Executive summary

Aldan Lodge Motel presents a freehold accommodation investment in the heart of Picton, one of the South Island's key tourism gateways. Comprising 18 units across four separate buildings on a substantial 2,100sqm+ site, the property caters to a broad mix of guests and includes a three-bedroom owners' residence on site. A long-term 35-year lease running through to 2052 provides secure income with structured rental reviews. Positioned at the terminus of both the Interislander and Bluebridge ferry services, the motel benefits from consistent, year-round visitor flow. This is a rare opportunity to secure a freehold investment in a tightly held tourism location.

The property



Property address

Aldan Lodge Motels, 86-88 Wellington Street, Picton, 7220



Legal description & record of title

Lot 2 Deposited Plan 4295 Lot 2 Deposited Plan 4450 Lot 2 Deposited Plan 5199 on record of title 776637-MB3B/563



Floor area

780sqm (approx.)



Land area

2,136sqm (more or less)



Zoning

Commercial



NBS rating (Managers accommodation)

35%



NBS rating (Motel accommodation)

38%



Net income

\$129,500.00 + GST per annum



Occupancy

Tenanted



Tenant

GJ 2016 Limited

The sale process



Method of sale

Deadline Private Treaty (unless sold prior)



Closing date

Thursday, 12pm, 16th April 2026

Key highlights

- Freehold accommodation investment in the heart of Picton
- 18-unit motel complex across four separate buildings
- Large landholding of approximately 2,100sqm (more or less)
- 35-year lease from March 2017 providing long-term income security
- Positioned at the gateway to the South Island near the Cook Strait ferry terminal
- Includes a three-bedroom on-site owners' residence

Investment highlights

- 01 Secure long-term income**
35-year lease in place from March 2017 through to 2052 with regular rental reviews providing strong income security.
- 02 Strategic tourism location**
Positioned in Picton at the southern gateway of the Cook Strait ferry route, serving travellers from both Interislander and Bluebridge services.
- 03 Established accommodation asset**
18-unit motel complex across four buildings on a large site of approximately 2,100sqm, catering to a broad range of guests.
- 04 Complete investment offering**
Includes a three-bedroom on-site owners' residence and potential to add further value in a growing tourism market.

A tightly held accommodation investment positioned in the heart of Picton, Aldan Lodge Motel offers secure long-term income underpinned by a 35-year lease and a large freehold landholding. Located at the gateway to the South Island and servicing travellers from the Cook Strait ferry connection operated by Interislander and Bluebridge, the property benefits from a consistent flow of visitors year-round. With 18 accommodation units, an on-site owners' residence, and a growing tourism market, this is a well-positioned investment with both stability and future potential.





The location

Positioned at 86-88 Wellington Street in the heart of Picton, Aldan Lodge benefits from a highly central location within easy walking distance of the town's waterfront and key transport links. The property sits just moments from the Picton harbour precinct and ferry terminal, providing convenient access for both domestic and international visitors arriving via the Cook Strait crossing. Nearby retail, dining and tourism amenities further enhance the location, while the close proximity to the railway station and marina reinforces Picton's role as a key gateway to the Marlborough Sounds and the wider South Island.



Accessibility

Centrally positioned within Picton, the property provides convenient access to the town centre, waterfront precinct, and surrounding Marlborough Sounds region.



Transport

Located just moments from the Interislander and Bluebridge ferry terminals, Picton railway station, and key State Highway connections.



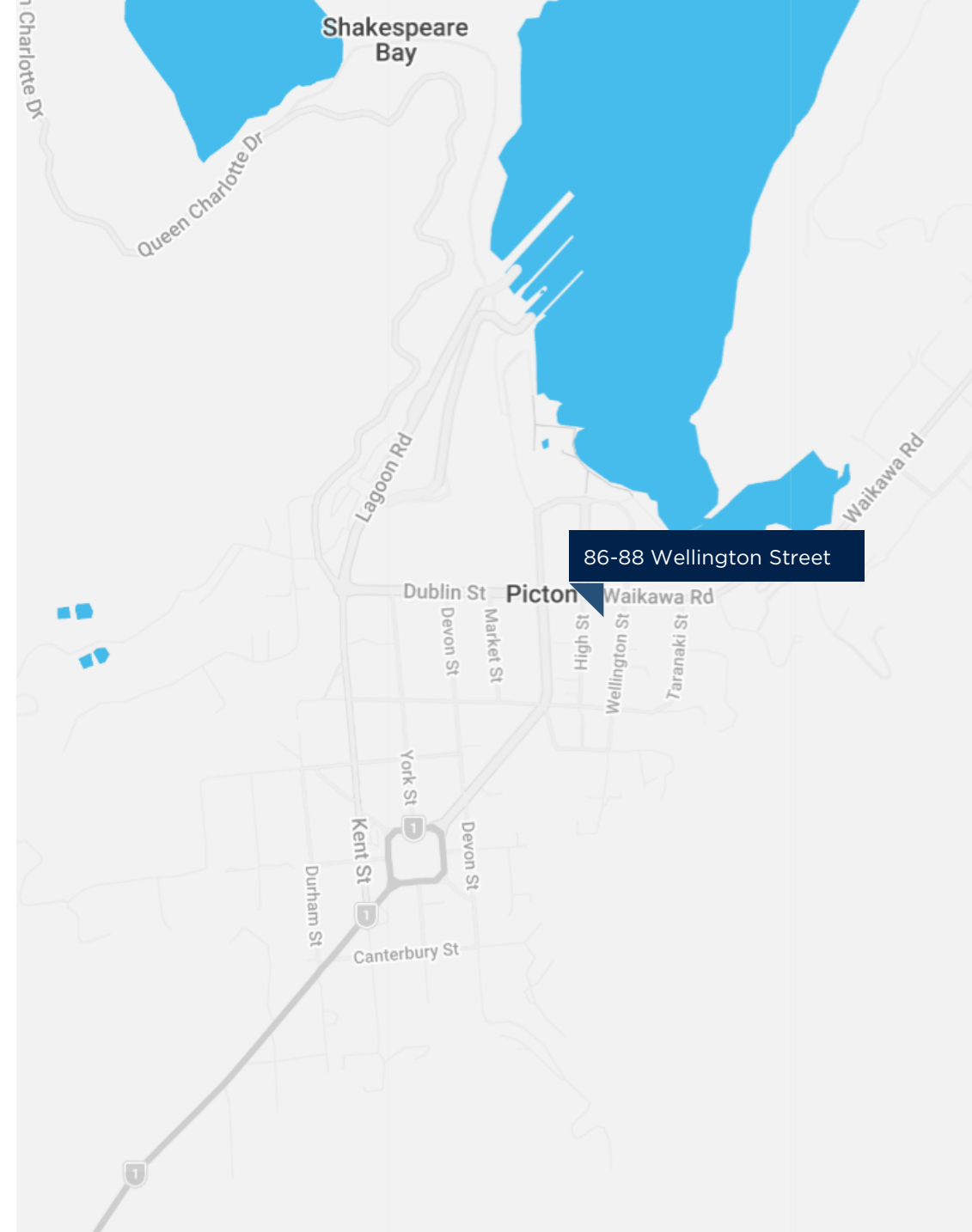
Amenities

A wide range of cafés, restaurants, retail, and tourism services are all within easy walking distance in the Picton township.



Prime frontage

The property benefits from prominent frontage to Wellington Street, offering strong visibility and easy access for passing visitors and guests.



Legal description and zoning

Record of title	776637-MB3B/563	
Legal description	LOT 2 DP 4295 LOT 2 DP 4450 LOT 2 DP 5199	
Tenure	Freehold	
Rating valuation	Land value	\$900,000
	Improvements	\$800,000
	Capital value	\$1,700,000
Local authority	Marlborough District Council	
Zoning	Commercial Zone	

Zoning

The property is situated within a Commercial Zone under the Marlborough District Council planning framework for Picton. This zoning provides for a range of commercial activities including retail, accommodation, hospitality, and service-based businesses, supporting the area's role as a key tourism and town centre hub.





Tenancy overview

Tenant	GJ 2016 Limited
Lease term	35 years
Commencement date	14 March 2017
Final expiry date	14 March 2052
Rent review provisions	Every two years during the term of the Lease
Lease type	Net
Net income	\$129,500.00 + GST

*All amounts are excluding GST.



The sale process

86-88 Wellington Street, Picton, is being offered for sale by way of Deadline Private Treaty, (unless sold prior), closing at 4pm, Thursday 16 April 2026, at Bayleys, 3 Deans Avenue, Addington, Christchurch.

To assist purchasers with their assessment of the offering an online due diligence data room is available. propertyfiles.co.nz/5529826

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/5529826





Appendices

Available on request:

- Property file
- Certificate of Title
- Land information memorandum
- Lease information

Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

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GST disclaimer

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Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

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