



Retirement Village Complex with Expansion Opportunity

Situated in a South Canterbury township, this Retirement Village comprises of a purpose-built small scale aged care facility built in 1999. Certified for 20 Rest Home Beds, the village comprises 10 rest home bedrooms plus 10 apartments for occupation under Occupation Right Agreement (ORA's).

With New Zealand's aging population rapidly outpacing the available capacity of aged care facilities, NZ needs 12,000+ more beds by 2032 (Aged care sector under 'extreme pressure', report dated 17th April 2024). Families are struggling to find quality affordable care for their elderly loved ones.

This Retirement Village has a land area of approx. 1,715 sqm with 2 adjoining properties purchased for potential expansion of the village with a total land area of approx. 13,418 sqm, providing a total land area of approx. 15,133sqm. The Retirement Village expansion will require Timaru District Council Resource Consent approval.

The land area comprises:

1. Retirement Village: 0.175 hectares (1,715sqm)
2. Adjoining Property: 0.0971 hectares (971sqm)

Price Price By Negotiation

Ref 3656

Agent Details

Frank Pollard - 0274 999
423

Office Details

Barker Business Brokerage
0064 9 448 1285



3. Adjoining Property 1.2447 hectares (12,447sqm)

Retirement Village Complex Valuation as at 31st March 2025:

1. Facility: \$540,000
2. ORA Value (Operators Interest): \$670,000
3. Total Village Land & Improvements (Operators Interest):
\$1,210,000
4. Plus ORA, Resident Liability incl. Capital Gains \$1,485,000

**Total Village Land & Improvements Value: \$2,695,000 Plus
GST if Any**

Asking Price:

Option 1: Total Village Land & Improvements Value:

\$2,695,000 Plus GST If Any

Option 2: Adjoining Properties (Land Only): \$320,000 Plus GST
If Any

Option 3: Adjoining Properties (Land Only): \$860,000 Plus GST
If Any

If you would like to find out more about its location and more,
please visit the Barker Business website, search #3656 and
submit the online Confidentiality Agreement. When Frank
receives your registration of interest he will be in touch.

Licensed REAA 2008. Copyright Barker Business Brokerage
2026