

Model Village Tourism Business for Sale Richmond TAS



For Sale

Location: **TAS**
Asking: **Offers over \$1,400,000 m + sav**
Type: **Tourism/Leisure**

Extraordinary Value Now O/O \$1.4m +sav 4BR Home Stress Free Highly Profitable Business 22% ROI

We are excited to present a unique, easy-to-operate & highly profitable business owned by the same owner since its inception circa Sep 1990.

The price has been reduced, The ROI is almost 22% with the owner only working two days per week. Requires little effort, collect the admission fees, gift shop sales, and maintain the beautiful gardens.

With YOY increasing profits, it is an ideal opportunity for an astute investor, individual, family or anyone for that matter who is looking for a business that allows great work-life balance, limited work, great income and more than that convenience of living seconds away from work, a full package that includes property in extremely popular & tourist town in southern Tasmania.

Earning approx 66% net profit on total sales, this business is truly a delight for any operator.

Located approx 24 km Northeast of Hobart in a charming town-Richmond, Old Hobart Town Model Village has a long-standing history of around 33 years.

Current owner has enjoyed great income and lifestyle over the years, one would be proud to own this masterpiece in Tasmania.

The property itself is approx 1.14 acres and comprises a 4-bedroom house that is ready to welcome new owners.

Some salient features of this opportunity:

- > Easy to operate, one owner spends only 2 days per week in the business.
- > All the hard work has been done, new owners start making money from day 1.
- > Owner advice and we believe, with minimal overheads, it is hard to find a similar FHGC business at this price.
- > Can be operated with one working couple or one owner with a casual staff member.
- > Comes with a solid home that has been recently painted, ready to welcome new owners.

Contact:

Paul Scott
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aubizbuysell.com.au/117475

Business Brokers Network
Australia
Broker Ref: 19857



> Full training & handover with extended support is available for a smooth transition.*

> 90% of business operation requires only 1 staff/ owner. Potential to run under management.

> Sky is the limit. This property offers huge potential to increase revenue and profits by building more accommodation, cafe (STCA) if required by new owners.

> Congenial work schedule and fantastic work environment.

> Tourism Tas says 1.5 million approx intrastate visitors in Southern Tasmania for the period ending March 2023.

> Excellent setup, always in demand, ever-changing clientele ensuring sustainability

> Enjoy the country lifestyle, yet only 25 minutes drive from bustling Hobart CBD.

> Netting > \$300K in FY23.

Plenty of upsides, an inspection is highly recommended. Please fill in a confidentiality agreement on our website for a detailed information package. Financials will be provided to qualified buyers.

A business that you fall in love with. Contact Paul Scott email: pauls@businessbrokersnetwork.com.au

ph 0477 771 098 or Praveen Pant 0432 256 682 INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.

