



For Sale

Location: **TAS**
Asking: **Offers over \$2.495 million+sav**
Type: **Accommodation-Other**

Caravan Park Big4 34 Permanent Cabins Highly Profitable FHGC Water Views FY2023 Profit \$351K

Rare opportunity to buy Freehold going concern- Big4 Kelso Sands Holiday & Native Wildlife Park

Established circa 50 years ago, spread on approximately 36 acres, this magnificent property is located in the Tamar Valley Region overlooking Tamar River.

Current owners of approx 20 years are now ready to retire.

Featuring substantial returns for the current working owners, this is an outstanding opportunity for the incoming owners whether it is a family-run enterprise, partnership or anyone who is looking to purchase a profitable business and freehold.

Some key features are:

- > Part of Big4 franchise- a marketing cooperative with 180 parks across Australia.
- > Offering beach frontage.
- > Excellent ROI ++ & capital growth.
- > Freehold going concern sale.
- > Property includes a spacious 4BR Owners/ managers home.
- > Consistent permanent income from 34 permanents.
- > Entertainment unlimited for guests- the park offers a barbeque/ kitchen area, 125lt heated outdoor swimming pool, volleyball court and soccer field.
- > Only 1 hour from Launceston CBD and Spirit Of Tasmania Devonport.
- > Natural setting that offers seeing native wildlife.
- > 15 minutes from Seahorse World, Platypus House at Beauty Point plus the renowned Beaconsfield Mine & Heritage Centre & the Tamar Valley Vineyards & the Narawntapu National Park.
- > Close to 6-8 eateries/cafes/ restaurants that are within 10 kms.
- > Very good customer reviews on Google and Tripadvisor.
- > Vacant land offering the potential to build more cabins stca.
- > Potential to run under management-owners managers away on holiday from May until September 2023 & operate the park under Caretaker/Managers..

Sky is the limit for the right operator.

Park includes 6 cabins, 35 powered sites, 60 unpowered sites plus 34 permanent living privately owned caravan units.

Large amenities block, ladies 5 toilets & 5 showers, mens 4 toilets, urinal & 6 showers & laundry facilities with coin & detergent machines. 3 washing machines & 2 gas dryers.

If you are looking for a profitable business that is convenient to operate and has the potential to run under management then look no further.

Our professional business brokers will provide all the information and arrange an inspection once you have filled out a confidentiality agreement.

Contact:

Paul Scott
or **0477 771 098**

aubizbuysell.com.au/120968

Business Brokers Network
Australia
Broker Ref: 21431



Contact us before this business is sold. Offers over \$2.495 million+sav.

For further details phone Paul Scott on 0477771098 or email pauls@businessbrokersnetwork.com.au or Praveen Pant on 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; Please Note: All figures quoted are approximate