



## For Sale

Location: **VIC**  
Asking: **\$3,300,000**  
Type: **Accommodation-Other**

### Cabin park. Long & Short term tenants. Huge further upside !!

Are you hands on - or want to be an investor with a great passive income. Freehold / Going Concern for sale.

The opportunities here to take this already "great financial records park" to very high NET returns are real.

Room to add a Boat & Caravan storage business.

Develop the 18 unused sites to a cabin with an ensuite, refurbish the another 1 bedroom x15 cabins and there is another \$200,000 extra.

NOTE: This is NOT a tourist park. It is a simple operation with mainly long term stay.

Huge land - over 7 acres of land. Why is it a great business model ? Due to the location it has a year round high occupancy rate. This park is NOT seasonal like most parks !!

No annuals allowed. Zero. And all the cabins are owned by the Vendors.

Out of 68sites, 18 sites are not being used. Develop and add 15 ensuite cabins - Huge future growth opportunity !!

Huge block of 2.98 ha ( 7.36 acres) The Shop on the highway is included.

The old Fuel station building is still there, this can be developed into a room to rent also.

Huge shed onsite approx 20 x 30 metres. As this is on the main road, this can be leased out at approx \$50,000 P/A. Currently used as storage for the Vendor.

Presenting a rare opportunity to acquire a very profitable business model of a permanent and short stay accommodation caravan park, situated upon 3 x Hectares in Victoria`s Goulburn Valley.

Tremendous scope to further develop across this property and business.

\*ALL !! cabins and park inventory are owned by the vendor.

Acacia Gardens Caravan Park is located just 3kms west of Mooroopna and 6kms from the Shepparton Central Business District.

The park also features an in-ground swimming pool, BBQ area, playground, camp kitchen, amenities block, guest laundry, RV dump site, previously operational service station, take-away shop, ample parking plus an onsite 2 x bedroom residence.

Key Features:

\* Swimming pool, BBQ area, playground

\* New power infrastructure to new cabins through to the rear of the property

### Contact:

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[aubizbuysell.com.au/131089](http://aubizbuysell.com.au/131089)

Business Brokers Network  
Australia  
Broker Ref: 25183



\* On-site water processing plant

\* Situated on (approx.) 29,767m2 of Farming Zoned (FZ) land

With a current shortage of affordable homes for the average Australian, permanent land lease to individual property owners can only grow in demand and the Acacia Gardens Caravan Park offers exactly that!

Purchasers are welcomed to do their own due diligence.

Call Michael now on 0400 645 133 Or submit an enquiry.