Tourist Park and Tavern Business for Sale Melbourne



For Sale

Location: **Melbourne**
Asking: **$1,750,000 + SAV**
Type: **Accommodation-Other**

EAST GIPPSLAND TOURIST PARK AND TAVERN COMPLEX - FREEHOLD AND BUSINESS

ABOUT THE OPPORTUNITY

Set on manicured acreage with sweeping views over high country ranges sits this meticulously maintained freehold tourist park and tavern complex rewarding our vendors with an exceptional income from diverse income streams that include accommodation and camping enhanced by year round hospitality and tavern income .

Offered at $1,750,000.00 Plus SAV this freehold and business complex would ideally suit a hospitality minded family or couple seeking a lifestyle opportunity

whist enjoying the benefits of security of income.

THE REGION

Dargo is located in the East Gippsland high country region within commuting distance of the major regional city of Bairnsdale which provides all essential shopping and medical requirements with V line service to Melbourne. School bus services also operate for Primary and Secondary schooling. The region has a long and proud rural history dating back to the gold rush days and is currently experiencing tourist growth with town support services that include a Bush Nursing facility. Retirees, Workers, Contractors and a strong rural community further support the region.

PARK FEATURES

The accommodation includes 5 beautifully designed and well constructed cabins ranging from 2 - 4 bedrooms alongside 19 Powered Camp Sites + 20 Unpowered Sites across 3+ manicured acres

Facilities include 10 newly installed coin payment shower facilities plus toilets and Coin Operated Laundry facilities

Contact:

Chris Keeshan
0407 407 050 or 1300 150 094

aubizbuysell.com.au/135337

Business Brokers Network Australia
Broker Ref: 26479.1

The Park attracts tourists, travellers, social groups, government workers, contractors and longer term caravanning holiday makers.

TAVERN FEATURES

This fully Licensed Tavern comprises a Tavern Bar, an outdoor Garden Bar, Lounge and Bistro Bar, with licensed capacity to cater for up to 400 patrons. It also has a full commercial kitchen. Tavern income comes from local patronage and park guests with functions and music events also contributing to the Tavern Income.

Welcoming and inviting infrastructure and atmosphere

RESIDENCE FEATURES

The residence offers three bedrooms, two bathrooms, open plan living, combustion fireplace, landscaped surroundings, multi purpose vehicles shed and Colourbond exterior.

KEY FEATURES

The boutique cabin accommodation attracts a diverse range of guests that include tourists travellers and social groups that include 4 wheel drive and motor bike groups further supported by workers that include government forestry workers, road workers and private contractors.

The camping sites attract travellers and longer term caravanning holiday makers

Tavern Income is derived from loyal locals and park guests with functions and music events all combining to deliver a reliable and constant income stream.

Other Income streaming from gift shop sales and amenities coin payment.

The resultant gross income can be rounded out @ $2m+ per annum

Trading information will be provided to qualified buyers under confidentiality agreement

Unlimited Scope to expand (STCA)

AT A GLANCE

Freehold and Business Ownership

5 cabins and 39 camping sites with unlimited scope to expand (STCA)

Licensed Tavern with capacity for up to 400 patrons.

Three bedroom two bathroom residence

Iconic Setting

Exceptional Condition

High Ebitda

Repeat accommodation patronage

Niche Market complex

Priced Below Replacement Cost

Power Services Connected

Unlimited Water Service

THE OPPOPRTUNITY

This East Gippsland hospitality and tourist asset will suit an experienced hospitality minded family seeking a lifestyle environment with the added benefit of freehold ownership looking for long term financial security with scope for future development

Bank Finance Available to approved buyer.

Enquire now for a confidential Information Memorandum or to arrange an inspection contact Select Business Brokers as detailed.