NORTHERN TASMANIAN BIG4 HIGHLY PROFITABLE FHGC CARAVAN PARK OFFERING WATER VIEWS FY2023 PROFIT $341K

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

36.00 ac

Price	Offers Over $2.495 million+SAV
Property Type	Commercial
Property ID	1563
Land Area	36.00 ac
Office Area	1 m2

AGENT DETAILS

Paul Scott - 0477771098
Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS, 7250 Australia
0432256682

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

For more information or to arrange a private viewing of this remarkable property, contact Praveen Pant 0432 256 682, or contact Paul Scott at 0477 771 098 email: praveenp@tasbps.com.au

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.