

FILE # 4018_20

Motel with 43 units for lodging and catering services.

This enterprise, founded in 1987 and situated in the north west of New Brunswick, specializes in the hosting service. Popular with tourists and its clientele, this motel is known for its clean rooms, its warm welcome and quality/price ratio. He also acquired during his 29 years in service a loyal and regular clientele. The location is also a good place because it is located near several restaurants, good shops and popular attractions. The owner, now 72 years old, wants to sell the company to take a well-deserved retirement.

This motel offers mainly the hosting service in a building with 43 rooms and this, from spring to autumn (May to October). Some accommodations are also included with the night such as internet access, continental breakfast, air conditioning, etc. Pets are allowed at the motel. Family rooms are available and a playground is available to entertain children. The motel also has a restaurant that is used only to serve continental breakfast, but could be used to provide other catering and full restaurant services by prospective buyers.

This is an excellent business opportunity for anyone with an interest in the field. There is also an opportunity for the buyer to easily transform the building/motel in a nursing home for the elderly and/or person with special needs. If you have any questions, do not hesitate to contact us.

This company is in operation throughout the year, except from January to March. If you have any questions, do not hesitate to contact *CANADEST Business Brokers Inc.*

ASKING PRICE

\$640,000 (FOR A SHARES SALE ONLY)

INCLUDED IN THE ASKING PRICE:

- ✓ **FURNITURES**
- ✓ **SUPPLIES**
- ✓ **EQUIPMENT**
- ✓ **INVENTORY**

BUILDING SIZE	14,142 sq.ft
INCOME/YEAR	\$ 289,523
MONTHLY PAYROLL	\$ 8011.3
SITE AREA	103,183 sq.ft
CASH FLOW	\$ 109,261
INVENTORY	\$ 2,000
YEAR ACQUIRES	1987
YEAR ESTABLISHED	1987
FULL-TIME EMPLOYEES Season's	5
PART-TIME EMPLOYEES- Season's	2



REASON FOR SALE

RETIREMENT