

FILE # 4018_42

Establishment offering lodging and catering services.

This enterprise mainly offers lodging and catering services. Established since 1961, the company offers short-term accommodation with a seasonal restaurant service from June to September. The enterprise offers to customers a year-round motel service and a nine cabins service in the tourist season for 30 rooms. The motel also offers a licensed dinner room that can seat 35 people. Breakfasts and dinners are served daily during tourist season; as well as lunch room service is also available in the evening. This room is also available for reservation for conferences, parties, or other meetings, as the bar service is offered. The company has distinguished by a professional and friendly service offered to customers. The cleanliness of the establishment is its trademark.

Located on the edge of a river, the site is picturesque, calm and enchanting. The property also includes a 3,100 square foot home for owners. The enterprise is located in the northwest of the province of New Brunswick. The geographical location of the motel is just outside of a larger center, for the tranquility of its customers. This establishment welcomes a variety of clientele in a perfect location for travelers and tourists who return with a rate of 80%.

For further information, please do not hesitate to contact *CANADEST Business Brokers Inc.* at phone number 506-395-2550 or by email at info@canadest.com.

ASKING PRICE

\$ 585,000

INCLUDED IN THE ASKING PRICE:

- ✓ **LAND & BUILDINGS**
- ✓ **FURNITURES (EXCLUDING THE FURNITURE IN THE HOUSE)**
- ✓ **SUPPLIES**
- ✓ **EQUIPMENT**
- ✓ **INVENTORY**

BUILDING SIZE (3)	11,684 sq. ft
INCOME/YEAR	\$ 308,822
MONTHLY PAYROLL	\$ 1,385
SITE AREA	112,901 sq.ft
CASH FLOW	\$ 132,233
INVENTORY	\$ 920
YEAR ACQUIRES	2005
YEAR ESTABLISHED	1961
FULL-TIME EMPLOYEES	2
PART-TIME EMPLOYEES	2



REASON FOR SALE

RETIREMENT