

FILE # 4018_68 A

Camping in the Chaleur Bay area

This family-run business has been in operation for over 30 years. It is a renowned campsite that has received numerous awards. It's located in northern New Brunswick, in the Chaleur Bay area. It boasts an enchanting setting. The site is in a wooded area, a few minutes from the beach and close to downtown. This family campsite is open from mid-May to mid-September. It offers just over two hundred and eighty (280) sites to accommodate seasonal and vacationers. The land area makes it possible to add a few more sites.

The company offers different types of campsites to suit all customer profiles. It includes over two hundred (200) sites for caravans and around twenty (20) sites for tents, plus ten (10) recent rental units.

This campsite is also an amusement park, offering many activities, where you can spend the day. In addition to campers, several visitors are particularly attracted by the site's facilities (swimming pools, camping evenings and other games...).

The property is very well maintained, landscaped, and decorated. It is entirely asphalted. It is under camera monitoring and night security. Every year, the owner undertakes renovations to maintain the standing of the campsite.

The campsite also offers its campers many community facilities. Everything is designed to ensure that campers can find all the services they need without having to leave the campsite. Thus, you can find in addition to a convenience store, a gift shop and licensed restaurant in a spacious reception hall of just over 2,500 ft². For convenience, this campground also boasts two wheelchair-accessible shower and toilet buildings. Two laundry rooms are available, with four washing machines and four dryers. A wifi connection is available too.

And to ensure that vacationers enjoy a memorable season, many leisure facilities are offered. These include an in-ground pool, a waterslide, a water park, a mini-golf, an outdoor cinema projection screen, a walking trail, two (2) children's playgrounds, etc.

The company is digitalized and listed on many tourism websites (Tourisme Chaleur, Explore NB, Camping Select, etc.).

As a place of resort, relaxation and pleasure, this campsite benefits from an established clientele. It is possible for the future owner to offer additional services. Pets are allowed. Private parking on site is free.

Do not hesitate to contact us for more information:

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ASKING PRICE

2,750,000 \$

ASSETS INCLUDED IN THE SALE:

- | | | |
|------------|-------------|--------------|
| ✓ LAND | ✓ FURNITURE | ✓ INVENTORY |
| ✓ BUILDING | ✓ SUPPLIES | ✓ ÉQUIPEMENT |

LAND AREA	32.84 acres
ANNUAL SALES	\$545,056
MONTHLY PAYROLL (For the season)	\$31,453
EBITDA*	\$142,201
YEAR OF ACQUISITION	2018
ESTABLISHED YEAR	1993
FULL-TIME & PART-TIME EMPLOYEES	0
SEASONAL EMPLOYEES	12

*EBITDA - Earnings Before Interest, Taxes, Depreciation, and Amortization



REASON FOR SALE

RETIREMENT