

FILE # 4018_04

4 Season Resort with cottages, a campground, a restaurant and facilities.

This family business has been in operation for 32 years in the beautiful northern New Brunswick. It is conveniently located in the heart of the Appalachians, right on the river, 1 hour from major cities.

This well-known business has a very good reputation. The owners, with their strong customer service standards, have managed to build a pool of loyal customers who come back year after year with their family, friends or co-workers, in the summer time, as well as in the winter time.

This resort has 9 cottages, a unit with 3 rooms, a campground (31 serviced and 20 without service lots), a restaurant and a small conference room. A variety of services and activities are offered on site in the summer as well as in the winter time for people of all ages. In the summer time: kid's playground, a fitness trail, a petting farm, canoeing, swimming (in the river), a volleyball court, cycling, hiking, fishing, hunting and more. A large tent is also available for weddings, family reunion and other events. In the wintertime, the resort is very busy with snowmobilers since the business is located right on NBFSC snowmobile trail. Vacationers of all ages can also enjoy snowshoeing and tobogganing.

This 4-season resort is an excellent business opportunity. It is a well-maintained center with good reputation located right on the river and it has a lot of potential for expansion.

If you have any questions, do not hesitate to contact *CANADEST Business Brokers Inc.*

ASKING PRICE

1,750,000 \$

INCLUDED IN THE ASKING PRICE:

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

BUILDINGS SIZE	12,161 sq.ft
INCOME/YEAR	\$ 356,419
MONTHLY PAYROLL	\$ 6,853
SITE AREA	20+45 (crown) = 65 acres
CASH FLOW	\$ 97,915
INVENTORY	\$ 10,000
YEAR ACQUIRES	2009
YEAR ESTABLISHED	1985
FULL-TIME EMPLOYEES	5
PART-TIME EMPLOYEES	3



REASON FOR SALE

CHANGE OF CAREER DUE TO HEALTH ISSUES