

FILE # 4018_51 A

Camping by the ocean

This family business has been in operation since approximately 20 years. It offers campgrounds for vacationers who like to combine moments of relaxation with the pleasures of the sea. This peaceful heaven is in northeastern New-Brunswick in a calm environment, from few meters to a beautiful sandy beach.

This campsite offers a hundred spacious sites equipped to accommodate trailers and caravans with full services and a dozen sites that can also accommodate tents. Two trailers are also available for rental during the summer season (May to September). Each campsite has a picnic table and a campfire pit. In addition, all the sites of the campsite are supplied with water and electricity.

For the well-being of its campers, a free Wi-Fi connection, the possibility of an individual TV connection and a community room are offered. In addition, a landscaped playground is open to all holidaymakers, both children and adults.

The campsite also has toilets and showers to provincial standards, with a specific area dedicated to people with reduced mobility. A laundry room and a shelter with essential appliances are available to campers. The site also benefits from a small grocery store including a dairy corner. A space reserved for vehicle parking is also available.

This campsite has strong potential, because in addition to all the existing services, the future owner can develop other ancillary and additional services. Moreover, the area of the place allows to develop other camping sites.

Thanks to a friendly and welcoming atmosphere, this campsite benefits from an established clientele, in addition to seasonal campers. Pets are allowed.

This campsite also includes a renovated chalet that can be used all year round by the future owner as a permanent residence, at his convenience.

Do not hesitate to contact us for more information **COURTIER D'ENTREPRISES CANADEST INC. / CANADEST Business Brokers Inc. at +1 (506) 395-2550**

ASKING PRICE 750,000\$

ASSETS INCLUDED IN THE SALE

- | | | |
|--------------------|-------------------|-----------|
| ✓ FURNITURE SUPPLY | ✓ INVENTORY | ✓ SHOWERS |
| ✓ FURNITURE | ✓ GOODWILL | ✓ LAUNDRY |
| ✓ EQUIPMENT | ✓ LAND & BULDINGS | |

ANNUAL SALES	122,474\$
MONTHLY PAYROLL	3,652\$
LAND SIZE	22 acres
CASH-FLOW	47,220 \$
YEAR ACQUIRED	2002
YEAR ESTABLISHED	2002
FULL-TIME/SEASONAL EMPLOYEES	2
PART-TIME EMPLOYEES	0



REASON FOR SALE

RETIREMENT