

FILE # 4018_52A

Camping between trees and sea

This family business has been in operation for over 57 years in northeastern New Brunswick. The campsite enjoys an enchanting setting between greenery and sea. The campsite is open from mid-May to mid-September. It offers an approximatively one hundred and forty sites to accommodate the caravans (RVs) of vacationers and tourists. In addition, the land area offers a potential to develop of forty additional sites.

One hundred and thirty-five spaces for recreational vehicles (RVs) are provided with water, electricity and sewage disposal (3 services), of which nearly one hundred have an individual meters for electricity. To satisfy the different needs of its clientele, the campsite also offers ten sites with only water and electricity (2 services) and five others without any service.

This campsite has a spacious reception room of just over 100 square meters which has recently been renovated. To make the space more profitable, a children's playroom, a small canteen and of course a reception area have been installed. The whole building is under camera surveillance. There is also a small shed and an office. This campsite is constantly renewed. In the last 3 years, the campsite has acquired a small new children's pool (bubbler) in addition to the existing large heated concrete pool. The campsite has also invested in new games in the park dedicated to children including inflatable games.

For convenience, this campsite also has two buildings dedicated to showers and toilets. Each building has six showers and six toilets, including an oil-fired water heater. Two laundry rooms are available, including three washing machines and three dryers. A free Wi-Fi connection is available to vacationers.

As a place of holiday, relaxation and pleasure, this campsite enjoys an established clientele. In addition to campers and seasonal workers, there are a number of visitors who are particularly attracted by the layout of the site (swimming pools, camping evenings and other games...). It is possible for the future owner to offer additional services. Pets are allowed. Free private parking is available on site.

This campsite also includes a 3 bedrooms house renovated with all the necessary comforts, habitable all year round by the future owner, according to his convenience.

Do not hesitate to contact us for more information:

COURTIERS D'ENTREPRISES CANADEST INC. / CANADEST Business Brokers Inc.

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ASKING PRICE

\$850,000

ASSET INCLUDED IN THE SALE:

- | | | |
|-------------|-------------|------------|
| ✓ SUPPLIES | ✓ INVENTORY | ✓ SHOWERS |
| ✓ FURNITURE | ✓ TERRAIN | ✓ LAUNDRY |
| ✓ EQUIPMENT | ✓ BUILDINGS | ✓ GOODWILL |

LAND AREA	9 acres
ANNUAL SALES	\$188,137
MONTHLY PAYROLL (For the season)	\$6,648
CASH-FLOW	\$87,548
YEAR OF ACQUISITION	1965
ESTABLISHED YEAR	2017
FULL-TIME/SEASONAL EMPLOYEES	0
PART-TIME EMPLOYEES	6



REASON FOR SALE

RETIREMENT