

# Caravan Park Business for Sale Melbourne

## For Sale

Location: **Melbourne**  
Asking: **\$3,250,000**  
Type: **Accommodation-Other**



### Huge land Best Business Model on the market

Huge 7 acres of land. Why is it a great business model ?

Due to the location it has a year round high occupancy rate. This park is NOT seasonal like most parks !!

No casuals allowed. Zero. And all the cabins are owned by the Vendors.

How is a - \$600,000 NET possible from this park in the future ?

Out of 66 sites, 19 sites are not being used. ( 29% ) Develop and add 19 ensuite cabins - you do the Maths. Add a fuel station.

Located near Shepparton. at Mooroopna. VIC 3629

Huge block of 2.98 ha ( 7.36 acres) The Shop on the highway is included. ( Great site for the fuel station )

Presenting a rare opportunity to acquire a very profitable business model of a permanent and short stay accommodation caravan park, situated upon 3 x Hectares in Victoria`s Goulburn Valley.

Offering 66 sites in total with near 100% occupancy plus the opportunity to further develop across this under-utilised site with services connected throughout the property.

A former service station site with a take-away shop currently trading on the Midland Highway delivers further upside across this unique opportunity.

Tremendous scope to further develop across this property and business.

\*ALL !! cabins and park inventory are owned by the vendor.

Conveniently situated in the heart of the Goulburn Valley on the Midland Highway towards Bendigo, the Acacia Gardens Caravan Park is located just 3kms west of Mooroopna and 6kms from the Shepparton Central Business District.

The park provides a relaxing country atmosphere and offers standard cabins, queen standard cabin, pet friendly cabin, 2 x bedroom cabin, 3 x bedroom deluxe cabin and ensuite drive through sites.

The park also features an in-ground swimming pool, BBQ area, playground, camp kitchen, amenities block, guest laundry, RV dump site, previously operational service station, take-away shop, ample parking plus an onsite 2 x bedroom residence.

#### Key Features:

- \* Profitable permanent park with 66 sites
- \* Scope to develop further - ( 19 sites of the 66 )
- \* Updated position of quality Jayco and Todd Devine en-suited cabins
- \* Swimming pool, BBQ area, playground
- \* New power infrastructure to new cabins through to the rear of the property
- \* On-site water processing plant
- \* Vendor owns all cabins and park inventory
- \* Diverse range of cabins and drive through sites

### Contact:

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[aubizbuysell.com.au/122984](http://aubizbuysell.com.au/122984)

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\* Situated on (approx.) 29,767m2 of Farming Zoned (FZ) land

With a current shortage of affordable homes for the average Australian, permanent land lease to individual property owners can only grow in demand and the Acacia Gardens Caravan Park offers exactly that!

Purchasers must do their own due diligence to substantiate any/all financial possibilities before making an offer.

Please call to arrange an inspection and Quote BSV 0967

Call Michael on 0400 645 133. - or submit an enquiry