

7 Acre Caravan Park Business for Sale Goulburn Valley VIC

For Sale

Location: **VIC**
Asking: **\$2,950,000**
Type: **Tourism/Leisure**

Over 7 Acres Caravan Park and a Very High Occupancy

Huge land - Over 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

By annuals allowed. Zero. And all the cabins are owned by the Vendors.

Out of 66 sites, 19 sites are not being used. (29%) Develop and add 19 ensuite cabins - Huge growth

growth opportunity !!. Add a fuel station.

Huge block of 2.98 ha (7.36 acres) The Shop on the highway is included.

The old Fuel station building is still there, this can be developed into a room to rent also.

Huge shed onsite approx 20 x 30 metres.

Opportunity to start a Caravan storage business due to the land size. These type of businesses thrive in this region.

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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Business Brokers Network
Australia
Broker Ref: 22493



* 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 are welcomed to do their own due diligence.

Call Michael now on 0400 645 133 or [SUBMIT AN ENQUIRY](#).

