



## Auckland Aged Care Facility For Sale

This well-known Aged Care Facility, which has a long-standing reputation within the community, offers excellent quality with its 21 comfortable rest home beds.

The owner, who has diligently managed the facility for 36 years, has now decided to put it on the market for the first time since 1987. With retirement on the horizon, the owner recognises the importance of re-purposing the facility to cater to the evolving needs of an aging population, demonstrating their foresight in planning for the future.

The BERL Aged Residential Care Industry Profile Report 2021-22 advises "demand for aged care residential is forecast to increase by an estimated 15,000 beds by 2030".

Located in South Auckland, there is a number of options to expand this facility or build new as it is located on 2,327 sqm (more or less) of level ground, providing potential opportunity. The facility being close to a major hospital would suit adding rest home/dementia/hospital beds to grow the additional services/financial performance that would be achieved through bed expansion.

**Price** SOLD

**Ref** 3480

### Agent Details

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For the Forecast Year Ending 31st March 2022 the owner's accountant advised an EBITDAR of \$279,562. The owner advises that the facility provides long term, short term, and respite care within a warm, safe & secure environment with an occupancy greater than 95% year on year.

This sized facility would suit an aged care operator with the funds/vision to grow this facility or an owner operator with a less aggressive growth strategy.

Asking Price: Offers \$3,500,000 OR NEAR OFFER (Plus GST if any)

If you would like to find out about its location and more, please visit [www.barkerbusiness.co.nz/3480](http://www.barkerbusiness.co.nz/3480) to register your details and submit the online Confidentiality Agreement. When Frank receives your registration of interest he will be in touch.

Source: Information supplied by the Business Owner or the Owners Agent(s).

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