

Sold

# Prime City Land

## Location Location Location

# DEVELOPMENT OPPORTUNITY

 **barker**

### Fully Managed Aged Care / Hospital With Options!

This fully managed Aged Care facility is situated on prime Auckland real estate; it really is location, location, location, is close to Auckland's CBD and offers a number of development opportunities for a discerning buyer! While the vendor's preference is to sell the business under a long-term operating lease, he has advised that he will sell as a Free Hold Going Concern if the sales proceeds can be reinvested into commercial property at an equal level of return as currently being achieved. So, this presents some very exciting opportunities: â€¢ Grow the profitability - grow the bed numbers, all the while maintaining a profitable business. The vendors have this process underway and currently have 4 feasible design phases being considered as their background includes qualifications and experience in this market. â€¢ Take advantage of Auckland's housing market shortage and the prime position of this land. â€¢ Purchase a profitable business whilst land banking for the future opportunity that Auckland Council's Unitary Plan will provide. The facility was purpose built in the early 1990's and has been well managed and maintained over the years and a renovation was completed in 2014. There is a full complement of staff made up of RN's caregivers, cleaners and cooks, many of whom have worked at the facility for numerous years. The financial

Price SOLD

Ref BBS1806

#### Agent Details

Frank Pollard - 0274 999  
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#### Office Details

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BUSINESS SALES WITH INTEGRITY  
Barker Business Brokerage Limited - Real Estate Authority (REA 2009)

figures are consistent with EBITDA and representative of the size of this facility. Price: By Negotiation. The vendor is seeking expressions of interest from genuine buyers. For confidentiality reasons, this business has been listed at our Albany office in Auckland. To find out it's location and discuss this opportunity, please call Frank on 09 448 0756 or 0274 999 423 to arrange an appointment, quoting reference #1806.

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