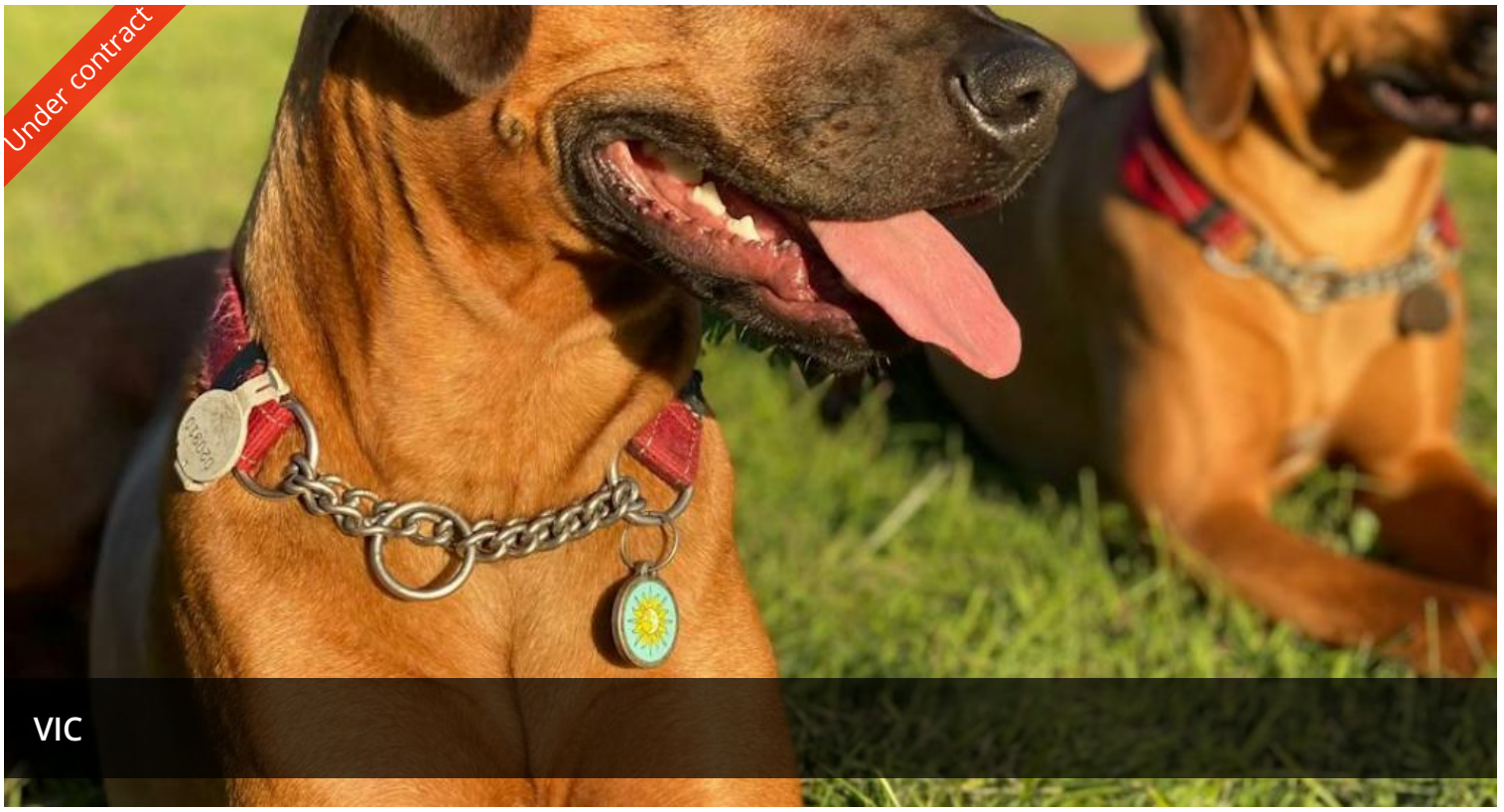




UNDER CONTRACT: Pet Resort, Boarding Kennels business for sale with a Property SR1454

Price	$1,700,000 + SAV + Freehold $1,700,000
Property Type	Business
Property ID	421

UNDER CONTRACT AND MORE WANTED!

VicBrokers are delighted to present a profitable and established Pet Resort, Boarding Kennels business which with years of dedicated service and a commitment to exceptional pet care, has earned an outstanding reputation among pet owners with a loyal customer base with outstanding online presence.

Strategically located close by to Wodonga/Albury allowing the business model to double up its income stream from various holiday periods in both Victoria and NSW.

Business for sale at $1,700,000 + SAV

Property valued at $1,700,000. Consist of two residences.

Main residence: 4 Bedroom property with a swimming pool to enjoy, all situated on 18 picturesque acres with an abundance of space, featuring a natural clean water dam, fully functioning bore, large paddocks and basketball court.

Second residence: 2 Bedroom property freshly renovated with a great

Agent Details

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VIC Brokers
Business, Commercial & Real Estate

layout, could be used for an additional family, manager or rented out, the choice is yours.

Invest with confidence into a profitable and booming Pet Services industry:

- Under management with experienced and highly trained staff running the business
- Gross sales approx. $1,300,000 with an average profit of $740,000 per year
- Future booking for holiday's periods are pre booked already
- Premium facility offering purpose built boarding kennels with indoor/outdoor and shaded areas
- Kennels located in separate blocks, for an ease of managements, all with heating and cooling, grooming facility, large amenities space for various uses and separate office space
- Multi-service approach allows for multiple revenue streams and growth potential

Well established and ready for a motivated investor/owner operator:

- Nine years of growing revenue
- Established and capable team of managers and support staff
- Diverse and loyal clientele, including government/councils
- Significant repeat business
- Premises perfectly suitable for all pet boarding needs fully insulated and air-conditioned, with large exercise yards and a water dam.

Growth Opportunities: The pet care industry continues to experience high growth, and with a strong foundation in place, there are ample opportunities for further growth and diversification within this business.

The local population is expected to expand significantly in the next 5-10 years with the development of the fast rail network between Melbourne and Sydney, facilitating more people to move out of capital cities and to towns such as Wangaratta, Albury and Wodonga. This will also see a significant increase in major commercial development and job opportunities also bringing more people to the area.

Current owners are looking to retire from the industry, but keen to assist a new buyer with handover process.

Detailed financial information, including revenue, profit margins, and expense breakdown, will be shared with serious inquiries after signing a Confidentiality Agreement (CA).

Don't miss out on this incredible chance to own and operate a thriving premium pet resort.

Contact leading industry experts Serge Tsundra and Robert Wilson to request further information and schedule a confidential consultation.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.