Bay of Plenty DHB Aged Care Business Only For Sale

We are pleased to market this aged care business in the Western Bay of Plenty close to Tauranga & Hamilton providing quality dementia, rest home, geriatric and medical care services.

This facility is located beside one of the oldest of all NZ population catchments that can accept referrals from two district health boards. This is a larger than the usual aged care facility per room size providing a calming home by the sea atmosphere with no other competing facilities within area.

The buildings has a total floor area of some 1,106sqm on approx. 2,997 sqm of residential land. The main entrance opens to a reception and waiting area around a large internal courtyard with 32 dual purpose rest home & hospital beds (one double) and 10 dementia beds in a separate wing.

The Financial Accounts for the 31st March 2023 posted an EBITDA of $438,084 with approx. 93% average occupancy for that financial year. For the period ending 31st March 2024, the owner projects a EBITDA forecast at $534,396.

Price	SOLD
Ref	3610

Agent Details

Frank Pollard - 0274 999 423

Office Details

Barker Business Brokerage
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barkerbusinessbrokerage
BUSINESS SALES WITH INTEGRITY

This is a single level facility with a lease of $313,298 plus outgoings and GST per annum that runs through to 2032 with two further 12 year rights of renewal. The lease incorporates annual CPI rental increases, replaced with market reviews every sixth year, the next one being in 2026.

We are selling this opportunity as “Business Only” with a genuine reason to sell. The owner will remain for an agreed period of time as part of the transition plan.

Asking Price Business Only: $2,500,000 + GST if Any.

If you would like to find out more about its location and more, please visit the Barker Business website, search reference 3610 and submit the online Confidentiality Agreement. When Frank receives your registration of interest he will be in touch.

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