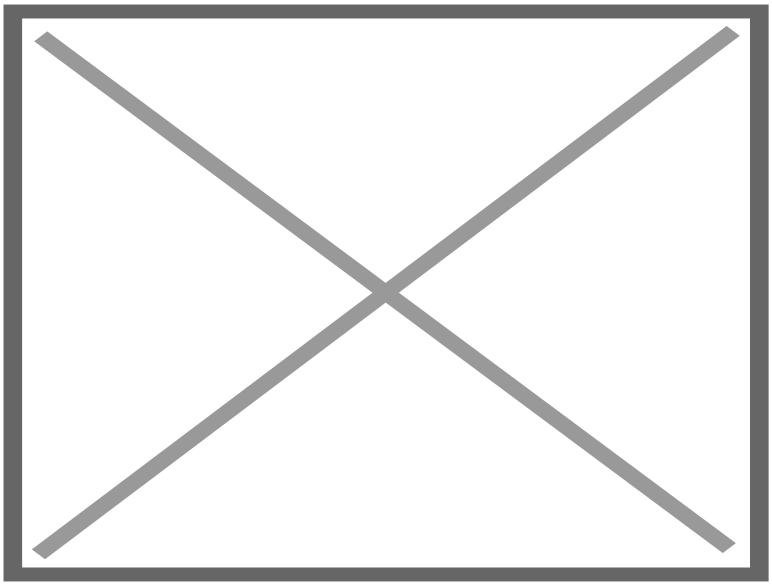
Retirement Village Complex Business for Sale Canterbury



For Sale

Location: **Canterbury**

Asking: **$3,000,000**

Type: **Services-Other**

Retirement Village Complex PLUS Expansion Opportunity

Situated in a South Canterbury township south of Christchurch, this Retirement Village comprises a purpose-built small scale aged care facility built in 1997. Certified for 20 Rest Home Beds, with the village comprising 10 Rest Home Bedrooms plus 10 Apartments for occupation under Occupation Right Agreement (ORA's).

Residents of the Village have access to care, services, and activities that promote wellbeing, this is underpinned by the facilities trust and reputation. Each rest home bedroom comprises a single bed with handbasin. The apartment units are each one bedroom provided with full ensuite facilities with kitchenette.

The Retirement Village has a land area of approx. 1,715 sqm with 2 adjoining properties purchased for potential expansion of the village with a total land area of approx. 12,447sqm and 971sqm, providing a total land area of approx. 15,133sqm. The Retirement Village expansion will require Timaru District Council Resource Consent approval.

The two adjoining properties held are for future expansion of the village. A Resource Consent for the construction of retirement villas is being obtained and to be sold with the land. The proposed redevelopment and land use plans available subdivide the adjoining properties into 25 Retirement Village Lots, 4 Campervan Parks and 10 Apartments, refer PROPOSED DEVELOPMENT SITE below, preliminary drawings available.

As at the date of valuation 31/3/26, the Gross Land and Improvements value was reported to be $3,850,000 Plus GST (if Any). The Statement of Comprehensive Income (Profit & Loss before Subvention Payments and Tax) was $219,302.

PRICE REDUCED TO SELL

Offers Over $3,000,000 Plus GST (if Any)

If you would like to find out more about this opportunity, please visit the Barker Business website, search #3656 and submit the online Confidentiality Agreement. When Frank receives your registration of interest he will be in touch.

Contact:

Frank Pollard
0274 999 423 or 0064 9 448 1285

nzbizbuysell.co.nz/123280

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Property Code: 3656