



For Sale

Location: **Nelson**
Asking: **\$425,000**
\$425,000 plus stock
Type: **Hospitality-Bars**

Bar with Gaming - Normalised EBITDA Over \$196K

This is an exceptional opportunity to acquire a well-established bar and restaurant in the heart of Nelson's vibrant hospitality precinct. Strategically located in a high-foot-traffic area and surrounded by popular nightlife venues, this fully licensed business enjoys consistent revenue streams and the added benefit of gaming income.

With a strong trading history and significant growth potential, this turnkey operation is well-suited to both experienced operators and ambitious newcomers looking to enter the industry.

Key Highlights:

- Strong Profitability: Normalised EBITDA of \$299,545 with a potential fully-managed EBITDA of \$196,967.
- Solid Weekly Turnover: Averaging \$21,433 (incl. GST) per week.
- Additional Income Stream: Gaming machines generate passive income that nearly offsets rental expenses.
- Efficient Operation: Currently trading six days a week - closed on Mondays - offering scope to increase hours and revenue.
- Prime Location: Situated in a high-density dining and entertainment strip with strong day and night trade.
- Attractive Lease Terms: Secure lease in place through to 2035 with a competitive monthly rent of \$5,833 + GST.

This is a rare opportunity to secure a high-performing hospitality venue in one of Nelson's most sought-after locations. With solid foundations in place, there's room to enhance margins, grow sales, or even rebrand to suit your vision.

Open six days with limited competition, the business offers excellent potential for a working owner or investor. Extending to seven days and increasing operating hours could further boost both food and gaming revenue.

Asking Price: \$425,000 + Stock (approx. \$15,000)

Please complete the online confidentiality agreement by visiting the link - <https://www.kauribusiness.co.nz/ca-forms/ca-form-200>

Contact:

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nzbizbuysell.co.nz/128548

Kauri Business Sales
Licensed REAA 2008
Broker Ref: tiaki_83_179



Post executing the NDA, we will be in touch with further information.

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Kauri Business Sales (Licensed REAA 2008)

Property Code: 200