

Aged Care Facility Business for Sale Auckland



For Sale

Location: **Auckland**
Asking: **\$7,500,000 (Business & Property)**
Type: **Health/Beauty**

Aged Care Facility, WAITEMATA DHB

Located in Auckland, this managed aged care facility offers an excellent opportunity to acquire a mid-sized operation with a mix of Hospital and Dementia care beds.

With an excellent industry reputation, the business has consistently achieved strong occupancy levels and revenue growth, making it an attractive proposition for both experienced operators and investors.

A significant growth opportunity exists through the planned expansion of a further 30 beds. Preliminary drawings have been prepared, providing the potential to transform the operation into a larger facility in a highly desirable location, subject to the necessary council approvals.

The premises are presented in good overall condition, with well-maintained grounds and recently upgraded wet areas. The property also enjoys views across Auckland City.

Day-to-day operations are overseen by an experienced Facility Manager, supported by a capable and dedicated team.

Occupancy has averaged 94.5% over the past four years, with annual revenue averaging \$4,269,990. Revenue for the year ended 31 March 2026 was reported at \$4,771,922. EBITDAR for the same period was \$518,589, with opportunities available to further improve profitability.

Key opportunities include:

- Enhancing profitability through operational efficiencies and optimisation.
- Expanding capacity through the addition of approximately 30 beds, subject to approval.

The vendor's asking price is:

- Land & Buildings: \$6,000,000 (+ GST, if any)
- Business: \$1,500,000 (+ GST, if any)

Contact:

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If you are interested and would like more information about this business, please visit the Barker Business website, search #4032 and submit the online Confidentiality Agreement. Once Frank receives your registration of interest, he will be in touch.

*Source of information - Supplied by the Business Owner.

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Property Code: 4032