

# 56+ Acre Outdoor Recreational Center

Located in the Central U.S. Heartland

## Historic Outdoor Business | Repeat Customers | Thriving Despite Covid

Profitable outdoor recreational business located in the Central Heartland of the United States. Here is a great opportunity to purchase a strong annual cash flow and/or develop existing property (50+ acres) as a large commercial or residential entity that is located in a thriving growth area of the Midwest United States.

This business offers a variety of outdoor activities for most ages as well as an indoor sales area with room for additional growth and income. Located on one of the main highways and areas of the city with easy access to interstates, restaurants and shopping. Customers drive from a wide area to recreate in this city that fits the "live, work, play" model perfectly.

Land and all buildings are being sold with the business. Open 7 days a week 9:00am - 9:00pm during peak seasons.

**This opportunity won't last long. To learn more about this business and land development options, contact us today!**

**(479-770-8989)**

**Asking Price: \$3,950,000**

Financial information below is from Tax Returns, current P&L

Year	2018	2019	2020 (P&L)
Gross Revenue	\$704,786	\$681,328	\$844,155
Discretionary Earnings	\$263,443	\$199,942	\$324,013

**2020 Earnings \$324,013**

**Average Inventory \$90,000 Included**

**FFE \$177,835 Included**

For more information, contact John Green , Office: (479) 236-9759

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