

8500 - Real Estate

International

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Opportunities for developers to develop a hotel and fixer-upper investors to renovate the 5-acre oceanfront resort that has 15 rental and other potential structures/units together with 40+ rooms. Located just 15 minutes from downtown Ensenada, Mexico. Asking \$6.5M mainly for the value of the land. Seller financing is available.

Adjacent undeveloped 5-acre beachfront land can also be available for an additional price. 1031 Exchange tax-deferred benefits for qualified buyers. Being a biotech hub and "Napa Valley" of Mexico, Ensenada has much to offer. Diversify your portfolio or enjoy retirement in Ensenada, just 80 minutes from San Diego international border. 8500

Ocean Front Resort with Airbnb Hotel Potential**Recast Earnings** (Not Verified By Business Team)**Financial Data Not Available****Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	6	4	Local Business License
Owners	0	1	

Hours of Operation 24 hours, Office HQ can be relocated. Seller has been retired. Internet booking

Price/Terms**Lease**

Asking Price	\$6,500,000	Monthly Rent Including NNN	\$0
Down Payment	\$3,250,000	Expires	
Inventory (included)	\$0	Option	No
Real Property Available	Yes	Size (sq.ft.)	45000
		New Lease Available	No

Miscellaneous

Type of Organization	Sole Prop	Training	4 weeks 20 hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.