



# Lebanon KOA Holiday

*on Salmon Falls River*

**\$14.95M** (\$54,762/site)

**273 Total Sites**

174 RV Sites

60 Vacation Rentals

39 Tent Sites

±78 Acres

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High-Quality Franchised Resort with Expansion & Revenue Upside

**Colliers Manufactured Housing & RV Group**, as exclusive agent for the Owner, offers the opportunity to acquire **Lebanon KOA Holiday**, a **273-site resort nestled along 1-mile of the peaceful Salmon Falls River** located between Maine’s beaches and the Lakes region of New Hampshire. .

**Only a 90-minute drive from Boston**, this riverfront campground provides an exciting and relaxing environment for visitors and offers investors an opportunity for significant revenue upside and a high return on capital. **The investment offers the opportunity to purchase a soon-to-be, five-star resort below replacement cost after completion of renovations in the suburbs of Boston.**



273 Total Sites



77.5 Total Acres



Public Water & Private Septic



54% Stabilized Occupancy



55-site Planned Expansion



Boston, MA MSA

Accelerating success.