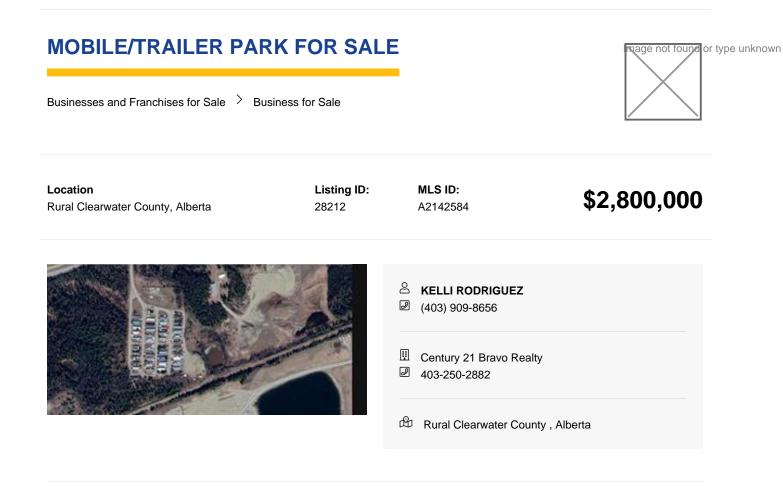


Generated: May 2, 2025, 4:16:57

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Transaction Type	Title	Days On Market
For Sale	Fee Simple	310
Business Type	Zoning	Nearest Town
Mobile/Trailer Park	MHP	Rocky Mountain House
		Nocky Wountain House
Building Type	Year Built	Structure Type
See Remarks	1976	Other
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Hotel/Motel	1.00
Commercial		
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
0.09	735292	16.88
		Access to Property
Lot Features		Accessible to Major Traffic
Backs on to Park/Green		Route,Allowed Access,Direct
Space,Brush,Landscaped,Low	Commercial Amenities	Access, Gravel Road, Major Shopping
Maintenance Landscape,Many Trees,Near Golf Course,Near Shopping	Storage, Yard Lights	Center, Major Shopping Nearby, On
Center,See Remarks,Treed,Views,Yard		Major Traffic Route, Paved Lane, Paved
Lights		Road, Public Transportation Nearby, See
Lights		Remarks
Inclusions	Restrictions	Reports
N/A	None Known	None
-		

Rare Investment Opportunity: Fully Developed Mobile Home Park Near Rocky Mountain House. Seize the chance to acquire a fully developed mobile home park located just a five-minute drive from Rocky Mountain House. nestled amidst lush forests and stunning scenery, this prime location offers quick access to this banks of the North Saskatchewan River and the recreational amenities of Rocky Mountain House, including parks and various facilities. KEY Features: 40 PADS Fully Occupied: The park consists of 43 pads on 17 acres of land, all fully occupied, presenting an excellent opportunity to increase monthly rental income. Utilities: Water is supplied by three wells, a lagoon handles sewer services on the east side of the park, and gas is supplied by EPCOR. Low Maintenance: Mobile home parks are known for their minimal maintenance and overhead costs, making this a fantastic investment for any savvy investor. Don't miss this opportunity to invest in a stable and profitable property in a beautiful and convenient location.

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