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MOBILE/TRAILER PARK FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Rural Clearwater County, Alberta

Listing ID:



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
MLS ID:


A2142584

\$2,800,000



 **KELLI RODRIGUEZ**
 (403) 909-8656

 Century 21 Bravo Realty
 403-250-2882

 Rural Clearwater County , Alberta

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