

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

HOSPITALITY,MOBILE/TRAILER PARK FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Rural Yellowhead County, Alberta



Listing ID:
28373

MLS ID:
A2153180

\$1,750,000



 **ELAINE TAYLOR**
 (780) 712-9781

 **ROYAL LEPAGE EDSON REAL ESTATE**
 780-723-3186


53212 Range Road 172 , Rural Yellowhead County , Alberta T7E 3E2

Transaction Type

For Sale

Title

Fee Simple

Days On Market

336

Business Name

Moose Meadows RV Park

Business Type

Hospitality,Mobile/Trailer Park

Zoning

RD

Subdivision

NONE

Nearest Town

Edson

Year Built

2001

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Legal Plan

0122782

Building Area (Sq. Ft.)

5069.00

Building Area (Sq. M.)

470.92

Lot Size (Sq. Ft.)

418611

Lot Size (Acres)

9.61

Construction Type

Vinyl Siding,Wood Frame,Wood Siding

Roof

Asphalt Shingle

Foundation

Block,Poured Concrete,Wood

Electric

200 Amp Service

Cooling

None

Heating

Forced Air,Natural Gas

Lot Features

Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Many Trees,Near Golf Course,Yard Lights,Private

Commercial Amenities

Laundry Facility,Parking-Extra,Shower,Storage,Yard Lights

Access to Property

Gravel Road,Public

Inclusions

Modular Home, Garage, Shop, 2 Storage Sheds, Wash House, 2 Power Houses, Sea Can

Restrictions

None Known

Reports

Aerial Photos,Annual Property Operating Data,Audited Financial Statements,Chattel/Equipment,Compliance Certificate,Financial Statements,Floor Plans,Information Package,Title,Well Certificate/Drawing

Moose Meadows RV Park is an all-season park located on a private & peaceful 9.61 acre parcel, just south of the Town of Edson. With long term, year-round & loyal repeat guests in place, this business has fantastic income with minimal expenses & upkeep. Current owner caters to long term guests, & there's an opportunity to grow the park with short term guests. The owners are celebrating their 20th year operating the park & are looking to hand the reins over to someone looking for a live/work lifestyle. Currently set up with 28 sites (12 fully serviced all-season sites, 10 sites with water, power & portable septic service, 6 sites with seasonal water, & provisions for power & portable septic service). Extensive underground infrastructure includes two-200 amp services that provide power to the individual 30 or 50 amp separately metered sites, 2 drilled wells with great water pressure & a Grundfos infrared filtration system that provides quality, potable water service to the sites via insulated & heat traced piping, 2 septic systems, & high speed wireless internet throughout the park. There's a propane powered generator that provides back-up power to the residence, shop & the all-season sites. Outbuildings include a shower house/laundry facility, 2 power houses with the meters to each site, 2 sheds, a sea can & a tarp shed. Owner/Manager living quarters includes a 1,525 sq. ft. nicely updated 3 bedroom, 2 bathroom residence. The park office is located in one of the bedrooms & has exterior access that's separate from the main living area. There's a 32' x 32' garage with 10' walls & propane heat, a yard area, a hot tub & the recent addition of a 42' x 60' metal clad, insulated & heated shop with 2 Findoor bi-fold commercial grade doors (1-16' wide, 1-12' wide & both 15'6" high). The property perimeter treeline provides privacy throughout the park & there's dust control on the county road on the front of the park. Landscaped & nicely maintained grounds, well built gravel roads throughout the park & gravel RV pads at each site. Groomed trails for walking or exercising the dog. Loads of potential for expanding the park & on-site amenities. There's a spot to accommodate an RV storage area & land for more RV sites. The front of the property hosts a park for the kids complete with a playset & there's room to develop it further with more amenities such as a games area, mini-golf, community BBQ area or even a pool/spa area. Opportunity awaits for a great family run or retirement business, or as an addition to an existing career as with a couple of hours work per day, the rest takes care of itself! Perfect for the extended family as a second residence can be added to the property without subdividing (with County approval). Located 2km off Highway 16 just south of the Edson Golf Club and 3km north of the McLeod River, 2 hours West of Edmonton and 2 hours East of Jasper. This fantastic business opportunity is turnkey & financially self sufficient. Info pack available.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.