



**1048 Elk Avenue  
Pincher Creek, Alberta**

**MLS # A2272107**



**\$825,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** Mobile/Trailer Park ,Residential

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Stardust Mobile Home

**Size:** 2,203 sq.ft.

**Zoning:** R2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Con

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** mobile units, fully furnished

Discover an excellent investment opportunity with this 9-lot mobile home court in Pincher Creek. Purchasers will have nine lots to lease out, creating a stable and flexible income stream. Two of the units are owned by the seller and used as additional rental income, they are fully furnished and ready to generate revenue immediately. The park has seen meaningful improvements over the years, including a complete rebuild of one unit in 2019&ndash;2020 and extensive renovations to another. The remaining privately owned units have been well-maintained and are occupied by long-term, reliable tenants. Whether you&rsquo;re expanding your portfolio or searching for a turnkey investment, this mobile home court offers solid income performance and future growth potential.