



**5 S Avenue
Magrath, Alberta**

MLS # A2296821



\$1,490,000

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: I/R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Contact Agent

Excellent opportunity to own a 4.8-acre RV park and campground in Southern Alberta, conveniently located just 15 minutes south of Lethbridge. The property offers prime access to popular destinations, including Waterton Lakes National Park (1 hour away), St. Mary Reservoir (15 minutes), and Jensen Dam (20 minutes). The Canada–U.S. border is only 30 minutes away, making it highly attractive for both local and international travelers. The property features 45 RV sites, 14 tent sites, and 3 cabins, along with a hall accommodating up to 100 guests, office space, storage, and a residential home with 4 bedrooms and 2 bathrooms. Airbnb operation is possible, providing additional income potential. Currently operating approximately 6 months per year, this easy to manage business offers significant upside for extended seasonal or year round operations. The owner resides on site, ensuring efficient management. A fantastic investment with strong growth potential.