



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2142584**

## Rural Clearwater County, Alberta



**\$2,800,000**

Division:	Rural Clearwater County
Type:	Hotel/Motel
Bus. Type:	Mobile/Trailer Park
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1 sq.ft.
Zoning:	MHP

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	16.88 Acres
Sewer:	-	Lot Feat:	Backs on to Park/Green Space, Brush, Landscaped, Low
Inclusions:	N/A		

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.