



**GRASSROOTS**  
REALTY GROUP

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9432 Hwy 3 & 95  
Out of Province\_Alberta, British Columbia

MLS # A2204086



**\$2,600,000**

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: n/a

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: asset list

Great opportunity to own, Development of fully serviced RV park and Resort, in the heart of Kootenays, Rockies. - Crown land all around.- 3/4 mile of Moyie river frontage- Approximately 100 + Acres of Land on both sides of the Major Hwy, only 10 km from the 24 hour open, Kingsgate U.S. Border. About 45 acres on one and 60 acres on the other side of the Major Hwy(3/95).- Land is UNZONED, so any other kind of development( i.e. Motel, gas station & convenient store, or liquor store, is possible to add on to. Unlimited future potential. - Site has own gravel, dirt, rocks available for use. - Cleared path to Forestry Trunk Road- All environmental studies/report's completed.- Own Excavator, dump truck , compactor, golf cart, Tractor Mower.- 30 Amp and 50 Amp power to sites.- Water, Sewer, telephone(TELUS), Internet access.- Cell phone coverage.- 911 coverage and availability.- Many sites can be used as trailer park(Large lots).- Took 7 years to permit and develop. LOCATION- 12 Km. from, 24 Hr. open, KINGSGATE U.S. Border.- 2 Km. from Town of Yahk, B.C.- Off the Main Hwy(3/95).- 65 kilometres from Cranbrook, and 45 Km. from Creston.- Many golf courses and lakes near by. Moyie lake about 10 minutes away.- Great outdoors, with access to urban facilities.- Whole Park fenced and burned. (enclosed with gate access).- Forestry Trunk road access from 60+ acres(on other side of the Hwy.) BUILDINGS ON SITE- 2500+ Sq. ft. restaurant building(empty, and needs some work).- 2000 Sq. ft. house.(on 9482 adjacent property)- about 5000 Sq.Ft covered shed/common area for park user's.- Office building with attached 2 room apartment.- Tool shed and workshop.- Sewer treatment plant and building.- Water treatment building.- Electrical meter sheds(8).- M+F Common Bathrooms and Laundry building.- 5 acres of common area - grassed, and playground. sites(all on the RIVER

side of the Hwy). Phase I -135 sites ready to go - has 30 river front sites and 105 other sites. Phase 2 - 60+ sites, can be hooked up to existing structures with minimal cost - 30 river front sites and 30+ other sites - only need to be hooked up to the main water line and sewer line - both plants are all in place. Revenue Potential: there're two ways to rent out the sites (as it is commonly done in the area) - Lease/Sale of each site, or Lease only of each site, it can also be a mixture of both, Lease/sale gives the buyer of the site to sell the lease in the future (and make profit), with Lease sale, the buyer pays a yearly maintenance fee for the site to us, Lease sale returns your capital immediately, Lease only we retain the ownership of the site, potential/projection for both avenues of revenue can be provided upon serious inquiry. Be Your Own Boss!