

# \$2,800,000 - N/A, Rural Clearwater County

MLS® #A2142584

**\$2,800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 16.88 Acres

N/A, Rural Clearwater County, Alberta

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.



Built in 1976

## Essential Information

MLS® #	A2142584
Price	\$2,800,000
Bathrooms	0.00
Acres	16.88

Year Built	1976
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### Community Information

Address	N/A
Subdivision	N/A
City	Rural Clearwater County
County	Clearwater County
Province	Alberta

### Exterior

Lot Description	Backs on to Park/Green Space, Brush, Near Golf Course, Low Maintenance Landscape, Landscaped, Many Trees, Near Shopping Center, See Remarks, Treed, Views, Yard Lights
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### Additional Information

Date Listed	June 25th, 2024
Days on Market	300
Zoning	MHP

### Listing Details

Listing Office	Century 21 Bravo Realty
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