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## MOBILE/TRAILER PARK ,RESIDENTIAL FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Pincher Creek, Alberta


**Listing ID:**  
28596


**MLS ID:**  
A2162951

**\$825,000**



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 THE VILLAGER REAL ESTATE CO.  
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 1048 Elk Avenue , Pincher Creek , Alberta T0K 1W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 152
<b>Business Type</b> Mobile/Trailer Park ,Residential	<b>Zoning</b> R2	<b>Subdivision</b> NONE
<b>Building Type</b> See Remarks	<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 1113492	<b>Building Area (Sq. Ft.)</b> 2203.00
<b>Building Area (Sq. M.)</b> 204.66	<b>Lot Size (Sq. Ft.)</b> 35283	<b>Lot Size (Acres)</b> 0.81
<b>Electric</b> 100 Amp Service	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access	<b>Inclusions</b> 2 mobile units, fully furnished, garden shed
<b>Restrictions</b> None Known	<b>Reports</b> Rent Roll	

Opportunity is knocking, let's answer! This 9 unit mobile home park located in Pincher Creek has 5 owner occupied units, 1 Airbnb unit that is privately held, 2 park owned units that are currently used as Airbnb and one vacant lot ready for a new unit. Excellent revenue stream! One of the park owned unit was an older mobile that was stripped down and rebuilt in 2019-2020 with the 2nd unit also seeing extensive renovations. The privately owned units are in good condition as well and have long term owners.

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