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## MOBILE/TRAILER PARK ,RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Pincher Creek, Alberta

**Listing ID:**  
32980

**MLS ID:**  
A2272107

**\$825,000**



**RYLAN BROWN**  
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**REAL BROKER**  
 1855-623-6900

1048 Elk Avenue , Pincher Creek , Alberta T0K 1W0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Business Name</b>
For Sale	68	Stardust Mobile Home
<b>Business Type</b>	<b>Zoning</b>	<b>Subdivision</b>
Mobile/Trailer Park ,Residential	R2	NONE
<b>Building Type</b>	<b>Structure Type</b>	<b>Property Type</b>
See Remarks	Other	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Business	1113492	2203.00
<b>Building Area (Sq. M.)</b>	<b>Electric</b>	<b>Inclusions</b>
204.66	100 Amp Service	mobile units, fully furnished
<b>Restrictions</b>	<b>Reports</b>	
None Known	Title	

Discover an excellent investment opportunity with this 9-lot mobile home court in Pincher Creek. Purchasers will have nine lots to lease out, creating a stable and flexible income stream. Two of the units are owned by the seller and used as additional rental income, they are fully furnished and ready to generate revenue immediately. The park has seen meaningful improvements over the years, including a complete rebuild of one unit in 2019–2020 and extensive renovations to another. The remaining privately owned units have been well-maintained and are occupied by long-term, reliable tenants. Whether you're expanding your portfolio or searching for a turnkey investment, this mobile home court offers solid income performance and future growth potential.

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