



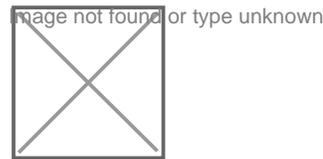
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**Regional Contact**

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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**

(403) 339-5380

**REAL BROKER**

1855-623-6900



1048 Elk Avenue , Pincher Creek , Alberta T0K 1W0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 158	<b>Business Name</b> Stardust Mobile Home
<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> Other	<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>Electric</b> 100 Amp Service	<b>Inclusions</b> mobile units, fully furnished
<b>Restrictions</b> None Known	<b>Reports</b> 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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