



GRASSROOTS
REALTY GROUP

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50409 B Highway 16
Hinton, Alberta

MLS # A2282700



\$5,380,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hospitality, Mobile/Trailer Park
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Hinton / Jasper KOA Holiday
Size:	3,200 sq.ft.
Zoning:	RR

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	29.63 Acres
Sewer:	-	Lot Feat:	-

Inclusions: CAMPGROUND/RV PARK (DBA:Hinton / Jasper KOA Holiday), all furniture, furnishings, appliances, and equipment used in the operation of the CAMPGROUND/RV PARK.

Hinton / Jasper KOA Holiday (RV Park / Campground) is a well-established, franchise-branded campground located just off Yellowhead Highway (Highway 16), approximately 10 minutes from the Town of Hinton and within convenient driving distance to Jasper National Park. Situated on a generous 29.63-acre parcel, the property features 120 total campsites, including 89 RV sites, 12 tent sites, and 19 cabins, comprised of 2 Deluxe Cabins, 6 Large Cabins, and 11 Camping Cabins. This diverse accommodation mix supports multiple revenue streams during the peak operating season from May through late September. The business operates approximately five months annually, offering an efficient seasonal income structure, with upside potential through a modest extension of the operating season by an additional month. The campground benefits from excellent highway exposure, easy access, and consistent demand driven by Jasper National Park tourism, highway travelers, repeat KOA guests, and seasonal worker and crew accommodations supporting regional industries. On-site improvements include a main office and retail store, laundry facilities, washroom and shower buildings, and well-maintained communal amenities. The expansive land base also provides future expansion or enhancement potential, subject to county approvals. While revenues were impacted in recent years by the COVID-19 pandemic and wildfire-related disruptions in the Jasper region, tourism recovery is actively underway. Provincial and local governments have prioritized destination marketing, infrastructure reinvestment, and visitor attraction initiatives to restore travel confidence and visitation levels. These efforts, combined with Jasper's long-term status as a premier national park destination, support a positive outlook for demand recovery and long-term revenue growth in this established

Alberta tourism corridor.