



GRASSROOTS
REALTY GROUP

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10104 105 Ave.
Fairview, Alberta

MLS # A2324647



\$989,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 864 sq.ft.
Zoning: COM

Heating: Boiler, Natural Gas
Floors: -
Roof: Metal
Exterior: -
Water: -
Sewer: -
Inclusions: 2 coin washers and 2 coin dryers.

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

R.V. Park AND STORAGE UNITS.-Consists of 28 R.V. parking stalls, 12 unit self-storage, a laundry mat/shower/service building, a fenced compound and a 792 sq. ft. house that rents \$ 1000.00 per month all on 4.97 acres of land. Excellent business for a young family with children and a stay at home mom or a retiring couple wanting something to do. The park was built in 1999 and consists of 28 camping stalls including 12 pull through. 15/30 amp service with 2 stalls with 50 amp service. Easily fully winterized. Full service with WIFI/town water and town sewage. Firepits and picnic tables at all sites. Camper stalls rent for \$36.00 per day, \$ 216.00 per week or \$ 756 per month including G.S.T. Included is a coin operated laundry mat and shower house combined with a service/ storage repair shop. Consists of 2 washers, 2 dryers and 2 showers installed in a 864 sq. ft. building built in 1999. Included is a 12 unit self storage 8 ft. by 24 ft. each renting for \$100 per month. 768 sq. ft. house rents for \$ 1000.00 plus utilities. Fenced compound storage \$100.00 per month. The R.V. sites are year round which has a major potential with the shortage of housing.