



GRASSROOTS
REALTY GROUP

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241 Bay View Street
Rochon Sands, Alberta

MLS # A2342458



\$11,800,000

Division:	NONE
Type:	Business
Bus. Type:	Hospitality, Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	BarW RV Resort
Size:	1,872 sq.ft.
Zoning:	A

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	79.29 Acres
Sewer:	-	Lot Feat:	Beach, Views, Waterfront, Wetlands

Inclusions: 3 fridges, 1 freezer, Square Ipad and till, office printer, stove, store shelving, ice cream freezer, 2 washing machines, 2 dryers, 2 store room shelves, stainless kitchen sink. Equipment: Kabota ZD1211 72" mower 2019, Ez 6 seater Golf cart 2023 Bob Cat A770 skid steer 2015, JD Gator Electric, wagon display, pallet forks, Contera box blade Ford 2000 tractor

A Premier Waterfront Resort Community Investment on Buffalo Lake Established in 2024, BARW Resort represents one of Alberta's newest and most significant recreational real estate investment opportunities. Situated on the south shore of Buffalo Lake, the resort encompasses approximately 1 kilometre of beautiful waterfront and has been thoughtfully developed as a large-scale seasonal leased-lot community designed to serve Alberta's growing demand for premium recreational ownership. Strategically located in Central Alberta, BARW Resort is located approximately two hours from Calgary, two hours from Edmonton, and 45 minutes from Red Deer, providing convenient access to Alberta's largest population centres. The nearby Town of Stettler offers a full range of shopping, dining, healthcare, and professional services, providing year-round convenience for residents and visitors alike. Unlike traditional campgrounds or short-term hospitality properties, BARW Resort operates as a seasonal leased-lot community, creating a recurring revenue model supported by long-term customer relationships. Families establish seasonal homes at the resort, returning year after year to enjoy lakeside living and outdoor recreation while creating lasting memories with future generations. The resort currently features 300 developed RV sites for lease, providing substantial near-term lease-up potential. Complementing this opportunity is the potential to develop approximately 250+/- additional sites, offering investors a clearly defined pathway for future expansion and revenue growth. From an investment perspective, BARW Resort offers a compelling combination of newly developed infrastructure, available inventory for immediate lease-up, recurring revenue potential, waterfront scarcity, and meaningful future expansion opportunities. In addition to its existing development, the property

includes approximately 40 acres of undeveloped land with the potential to accommodate an estimated 200 to 300 additional RV sites, providing a substantial land bank for future growth. Few recreational real estate assets in Alberta can offer this combination of scale, location, amenities, expansion capacity, and long-term value creation. BARW Resort is distinguished by its exceptional infrastructure and extensive amenity offering. Residents enjoy access to a comprehensive resort experience that includes: Heated swimming pool Waterslide Splash park and wading pool Pickleball court Mini golf course Children's playgrounds Resort convenience store Laundry facilities Support and maintenance buildings Full utility services, including city water and underground sewer infrastructure These improvements represent a significant capital investment and create a level of quality and scale that would be difficult and expensive to replicate in today's development environment. Buffalo Lake is one of Alberta's premier recreational destinations, offering boating, fishing, swimming and more!