

**PT SE 10-50-2 W4  
Blackfoot, Alberta**

**MLS # A2270825**



# \$949,900

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Commercial ,Other,Recreation
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	CAMPN RV Campground
<b>Size:</b>	0 sq.ft.
<b>Zoning:</b>	commercial
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	16.00 Acres
<b>Lot Feat:</b>	-

**Inclusions:** Contact listing agent 780-808-0620

There is no better opportunity in the marketplace for an owner operator or an investor to set themselves with terrific cash flow, and a great potential for future growth; purchase this well- established year-round campground, ideally situated midway between Edmonton and Saskatoon along the TransCanada Hwy 16. This campground was planned and constructed in stages- phase 1 was completed in 2011 and phase 2 completed in 2014. The property is only a 5 minute drive from the City of Lloydminster, a growing community with abundant oilfield related expansion, farming and an ever-increasing trading area which is transforming the community in to a retain hub. This campground continues to benefit from both long- and short-term contract employee stays as well those travelling and stopping in as they chase adventure down the highway. This campground is zoned commercial, and the property encompasses approximately 16 acres of land with some of the most well thought out low maintenance systems of roads and services as you will ever find in a competing campground property- no detail is left to chance, and the property has been set up for a seamless one-person operation. This campground serves daily, monthly or annual customers and is an easy commute for people working in the surrounding community. There are fixed structures included in the sale which includes a campground shower house/shop building, a campground community building with attached heated storage area and a pole shed cold storage building. The campground features a total of 96 campsites including- The year round use campsites with full serviced water and sewer connections and electric power meters at each site and including a total of 6 drive through 15/30/50-amp sites with full water/sewer, 12 back in 15/30/ 50-amp sites with full water/sewer, and 27 back in 15/30-amp

sites with full water and sewer. Additional unmetered sites designed for summer and/or overflow only use include 11 full 15/30-amp sites full water/sewer and 40 plus spots available with water and temporary power connections. In addition, there is RV storage areas licensed for up to 200 units and a newly developed graveled area for additional parking with potential for large equipment truck/trailer, group camping, overflow and similar uses. This campground was designed from initial concept to be a fully functioning and efficient operation- great opportunity!! Note: adjacent acreage home/garage on 12.85 acres, and additional farmland with approx. 46 acres can also be purchase at an additional cost to the buyer.