

10515 103 Avenue  
Fairview, Alberta

MLS # A2171977

**\$1,600,000**



**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** RMHP

**Utilities:** -

**Division:** NONE

**Type:** Commercial/Multi Family

**Style:** -

**Size:** 6,600 sq.ft. **Age:** 1973 (53 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 7.90 Acres

**Lot Feat:** -

**Inclusions:** Park owns 6 mobile homes

Great investment opportunity Fairview Estates Mobile Home Community is for sale and this is your opportunity to take over a profitable business with plenty of further upside. There are 51 fully serviced lots on 7.9 acres. Comes with 6 mobile homes that are always in demand as home rentals (often waitlisted) in this very tight rental market. Many of the park owned homes have been renovated. Each lot has 100 amp electrical service connection , natural gas and town water and sewer. ALL services are separately metered so tenants cover all utilities! The lots are large and can accommodate 76' units and double wide's. The park is very well looked after running very smoothly. Large parts of the property are along town maintained paved roads keeping overhead low. Property is conveniently located across from the high school and close to the Fairview College Campus, Hospital, Aquatic Centre and the downtown core.