

FOR SALE

Pine Lane Trailer Park

58 1/2 Acre Mobile Home Sites
& 120 Additional Acres
Lac La Biche, ALBERTA



OPPORTUNITY: Cushman & Wakefield Edmonton is pleased to offer the opportunity to acquire Pine Lane Trailer Park, a +/-157 acre mobile home park near Lac La Biche, Alberta.

Pine Lane Trailer Park is west of Range Road 4150, south of Township Road 670, and only 7 km SW of the Hamlet of Lac La Biche. Lac La Biche is strategically located at the crossroads of two major oil sands production areas in Fort McMurray and Cold Lake and has strong forestry and tourism industries. The trading area consists of approximately 16,500 people.

There are currently 58 pads with an additional 120 acres of land. There are applications with the county to create bare land condominiums on the 120 acres. Currently zoned MHD (Mobile Home Community District), the site is serviced with a water treatment plant (commercial softener with chlorine treatment and lagoon sewer system), well water, gas, power, cable TV and garbage pickup. The site is also improved with a fully renovated, 1,800 s.f., log house, built 1978; two double wides (2008); two single wides (2010); and an older single wide.

LEGAL: NE: 36; 66; 15; W4
SITE: +/-157 Acres (58 1/2 acre sites +120 acres of land)
Zoned MHD (Mobile Home Community District)

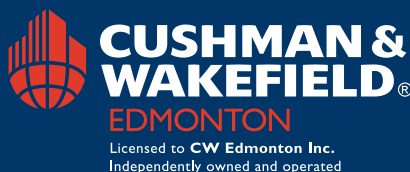
HIGHLIGHTS:

- 2011 taxes: \$11,756
- 2011 gross income: \$309,949; 2011 NOI: \$189,388
- Rent is \$385 to \$435 per pad per month
- Serviced
- Improved with an 1,800 s.f. log house; fully renovated

PRICE: \$3,000,000



INVESTMENT



For more information, please call:

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