

# \$399,000 - 11920 Essen Road, Valemount

MLS® #C8060591

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Business on 10.05 Acres

N/A, Valemount, British Columbia

Campground Opportunity at Prime Location: Owners motivated to sell due to life style changes, giving you an opportunity to start your own Campground & RV Park below market value and invested cost! Only 1 hour from Jasper! Turn Key for this camping season! The ground work and infrastructure is the most expensive and is **COMPLETED** for 30 sites. 185ft deep well with 3000 gallon tank and buried water lines to a depth of 7ft allowing winter use. 4 inch sewer risers running through a 6 inch sewer main to a 7000 gallon holding tank. 400 Amp electrical service with 2 main electrical panel supply, 30 Amp 220 volt and 20 amp 110 volt to all 30 sites. The RV parking area is excavated, landscaped with Geo-Tech material and graveled. 3 titles and 2 RV's to rent; two have cedar log siding on them and have been rented out through Air BnB plus travelling tourists. The upper level of the property has two building spots, with magnificent views for you to build your dream home and have a business on the property (id:6289)

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | C8060591  |
| Price     | \$399,000 |
| Bathrooms | 0.00      |
| Acres     | 10.05     |
| Type      | Business  |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11920 Essen Road |
| Subdivision | N/A              |
| City        | Valemount        |
| Province    | British Columbia |
| Postal Code | V0E2Z0           |

## Listing Details

Listing Office RE/MAX Core Realty



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