

# \$2,400,000 - 4650 Hwy 11/17, Oliver Paipoonge

MLS® #X12316825

**\$2,400,000**

0 Bedroom, 0.00 Bathroom, 25 sqft

Business on 25.00 Acres

N/A, Oliver Paipoonge, Ontario

## CAMPGROUND/MOBILE PARK FOR SALE.

Turn-key Owner Operator/investor opportunity with great cash flows. 25-acres of land, with 95 developed recreational and mobile home sites. The 65-Campground sites, specialize in Big Rig drive-thrus. Serviced with a Laundromat, Shower/Toilet facility, 1,000 sq. ft. pool & Gift Shop. The 30-site-Mobile Park (55+) Community generates year-round monthly rental income. Additionally there is opportunity and land available to expand the mobile Park with an additional 20 sites, subject to Municipal & Provincial approvals. Located on the property is a custom-designed 3-bed family home with storefront. Located 20 mins from Thunder Bay & half mile from Kakabeka Falls. (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12316825   |
| Price          | \$2,400,000 |
| Bathrooms      | 0.00        |
| Square Footage | 25          |
| Acres          | 25.00       |
| Type           | Business    |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4650 Hwy 11/17   |
| Subdivision | N/A              |
| City        | Oliver Paipoonge |



Province                      Ontario  
Postal Code                P7K0J1

## Interior

Cooling                      Partially air conditioned

## Listing Details

Listing Office                RE/MAX ADVANTAGE REALTY LTD.



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