

986 RANGE ROAD, WHITEHORSE, YUKON

Northland Park

*36 Acre Mobile Home Park
with 206 Pads*

Contact us:

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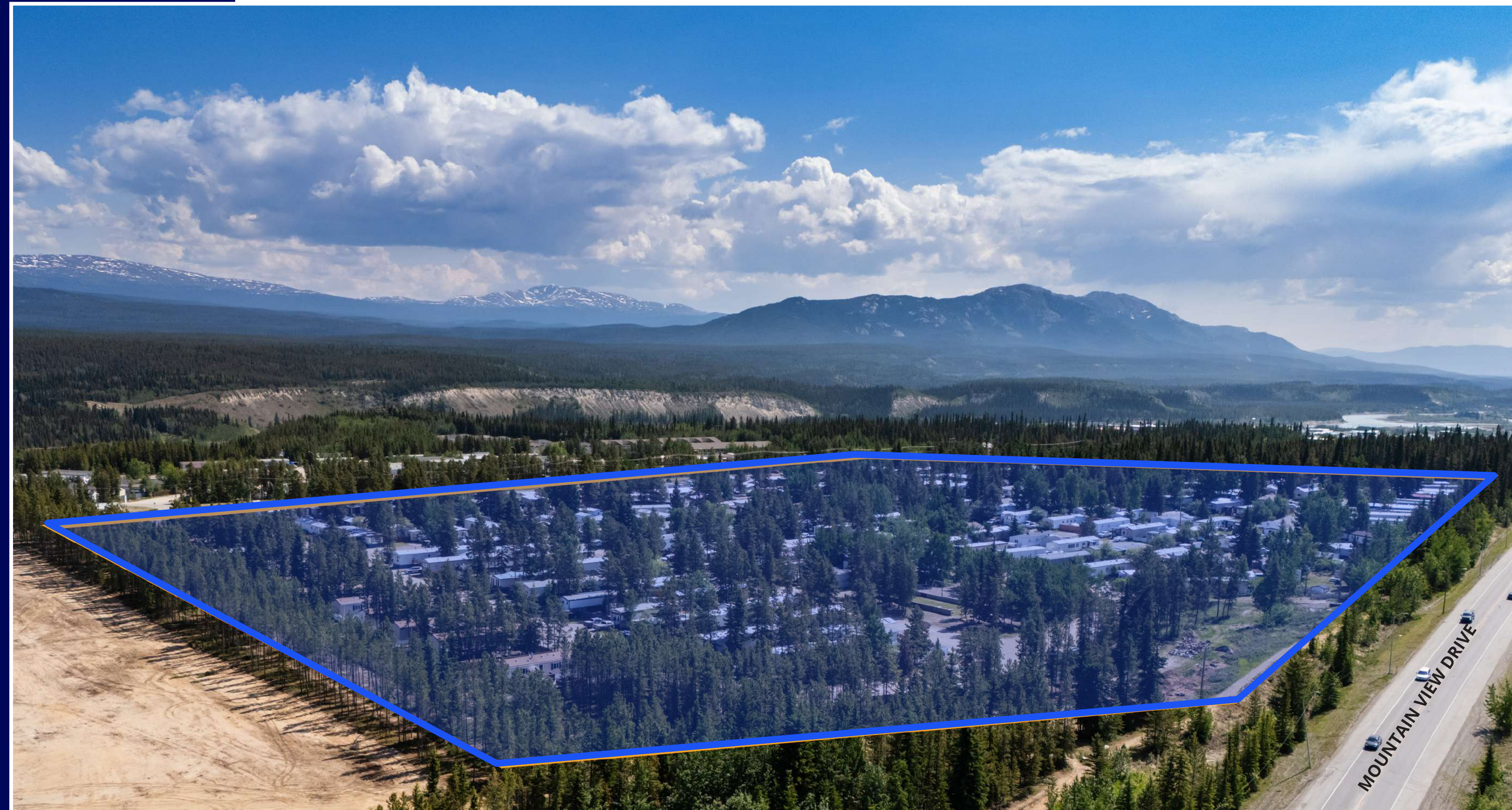
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Fully Leased, Well-maintained Mobile Home Park in Whitehorse, Yukon

An aerial photograph of a mobile home park in Whitehorse, Yukon. The park is filled with numerous mobile homes, mostly white with dark roofs, interspersed with tall evergreen trees. In the background, a dense forest of evergreens separates the park from a valley. Beyond the valley, a range of mountains is visible under a bright blue sky with scattered white clouds. A dark blue rectangular box with white text is overlaid on the left side of the image.

The Opportunity

HIGHLIGHTS

- *Northland Mobile Home Park in Whitehorse, Yukon presents a prime investment opportunity with its meticulously maintained mobile home park overlooking the Yukon River.*
- *This well-established community features 206 fully occupied rental pads, 2 play parks providing consistent income.*
- *The 36-acre property includes, a caretaker home with storage building, and an extra large 3-bay shop for maintenance and storage.*
- *Northland Park is connected to full city services, including water, sewer and garbage pickup.*
- *The location is convenient and on a city bus route, stunning views of the Yukon River and mountains, and very close proximity to downtown Whitehorse and Yukon University.*
- *Northland Park is renowned for its peaceful atmosphere, mature trees, beautiful views and pride of ownership, making it a turnkey investment with potential for stable returns in a growing market.*



SALIENT FACTS

986 Range Road, Whitehorse, Yukon

Legal Address:	LOT 262-5, GROUP 804, PLAN 88-109	
Site Area:	+/- 36 acres	
Zoning:	RP - Residential Mobile Home Park	
Improvements:	Mobile Home Pads	206
	Maintenance Shop	3-bay shop for maintenance and storage
	Playgrounds	2
	Office	1
Property Taxes (2025):	\$30,680.00	
NOI (2025):	+/- \$1,059,000	

Asking Price:

\$13,500,000

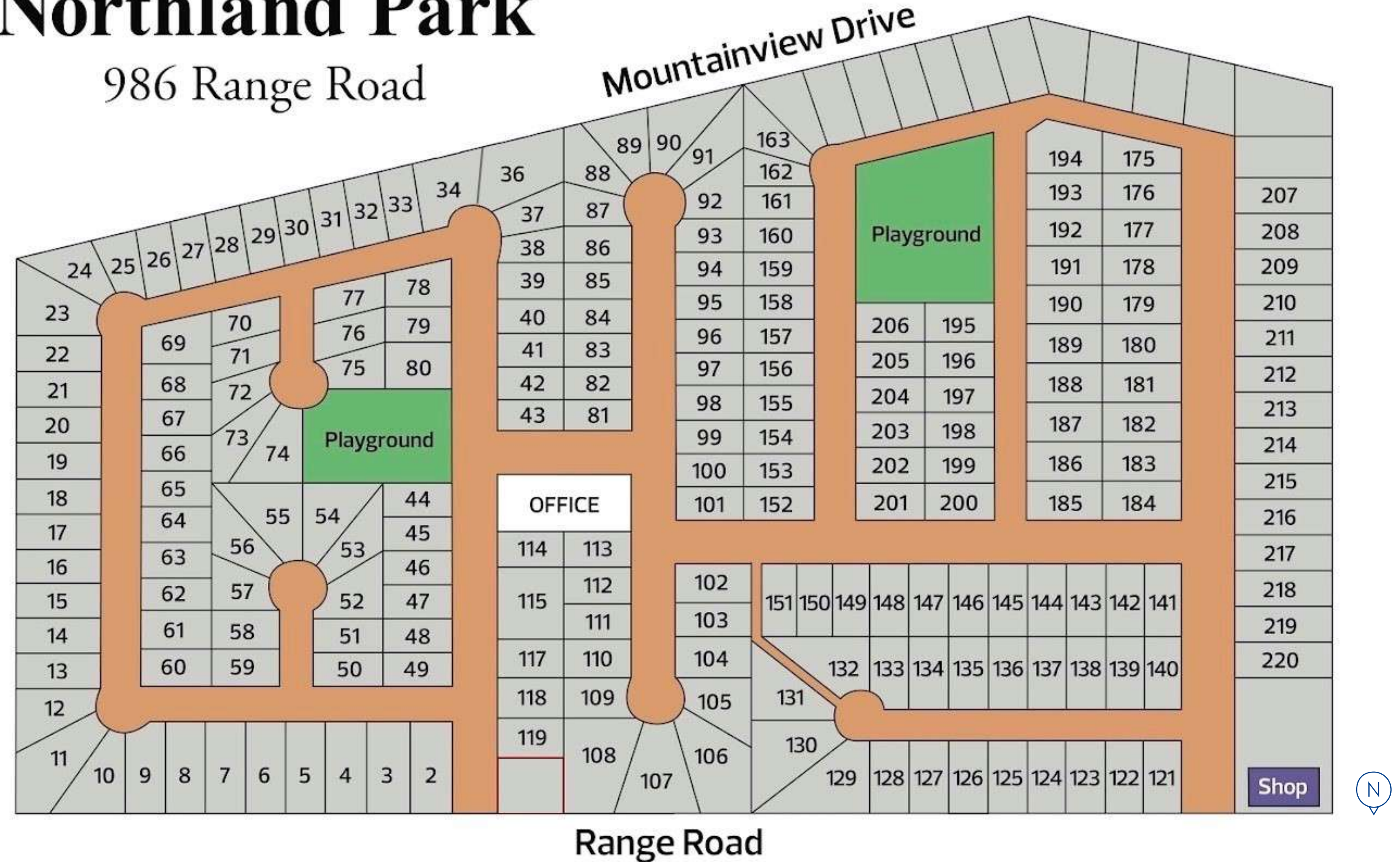
(Includes shop, equipment and vehicles, Caretaker's home)

SITE PLAN

Northland Park

986 Range Road

- 206 mobile home pads
- 2 Playground areas
- Well-maintained grounds with gravel roads
- Site office
- Maintenance shop with 3-bay shop
- Caretaker's house owned by the Park



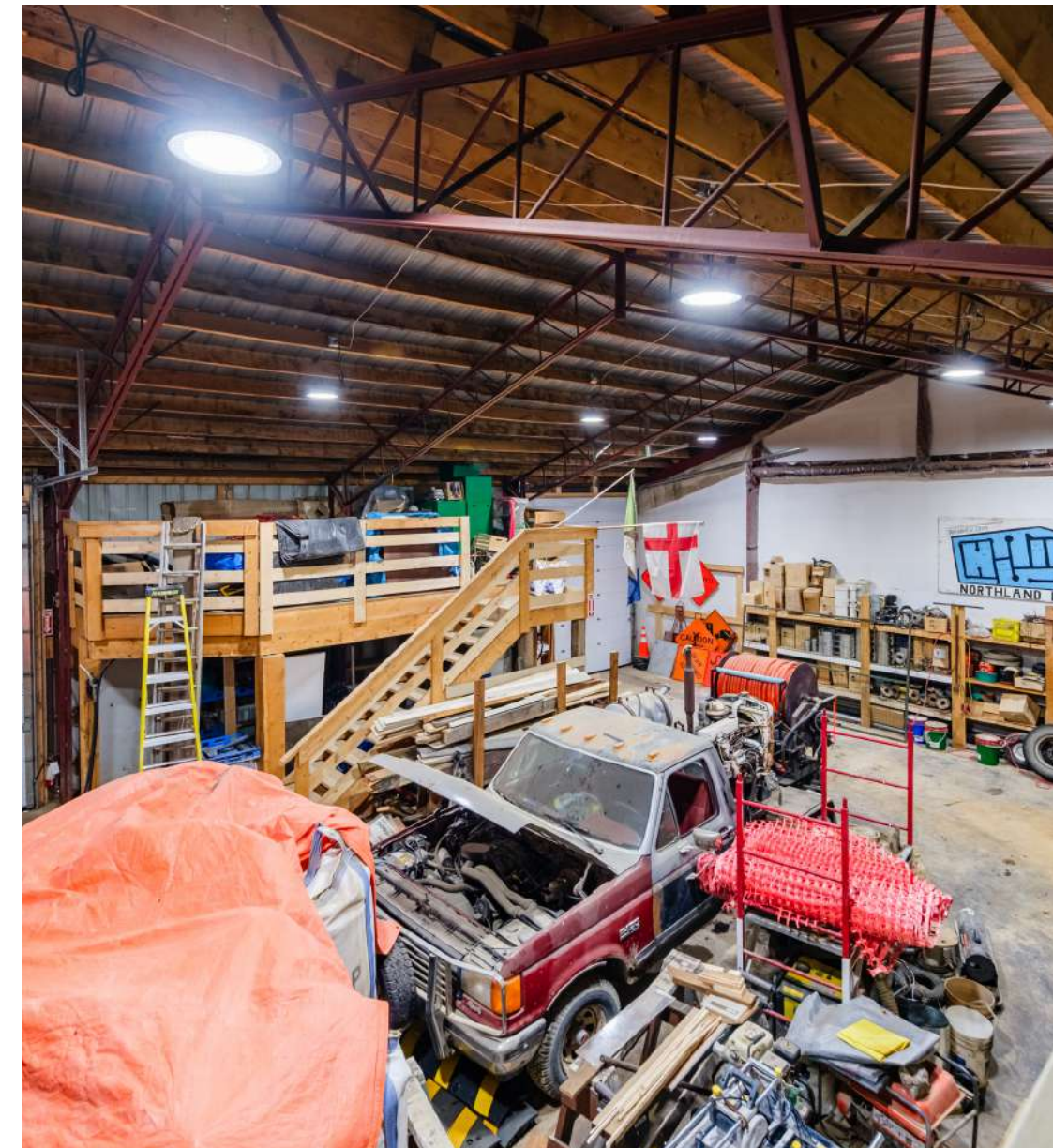
AERIALS OF THE PROPERTY



GROUND S OF THE PROPERTY



MAINTENANCE SHOP



EQUIPMENT DETAILS

- Pumphouse and Pumps - Approx. 200 SF
- Metal Clad Shop - Approx. 4,000 SF
- Kubota Mini Excavator
- Caterpillar Wheel Loader
- Case Compact Track Loader
- On-site tools and small equipment



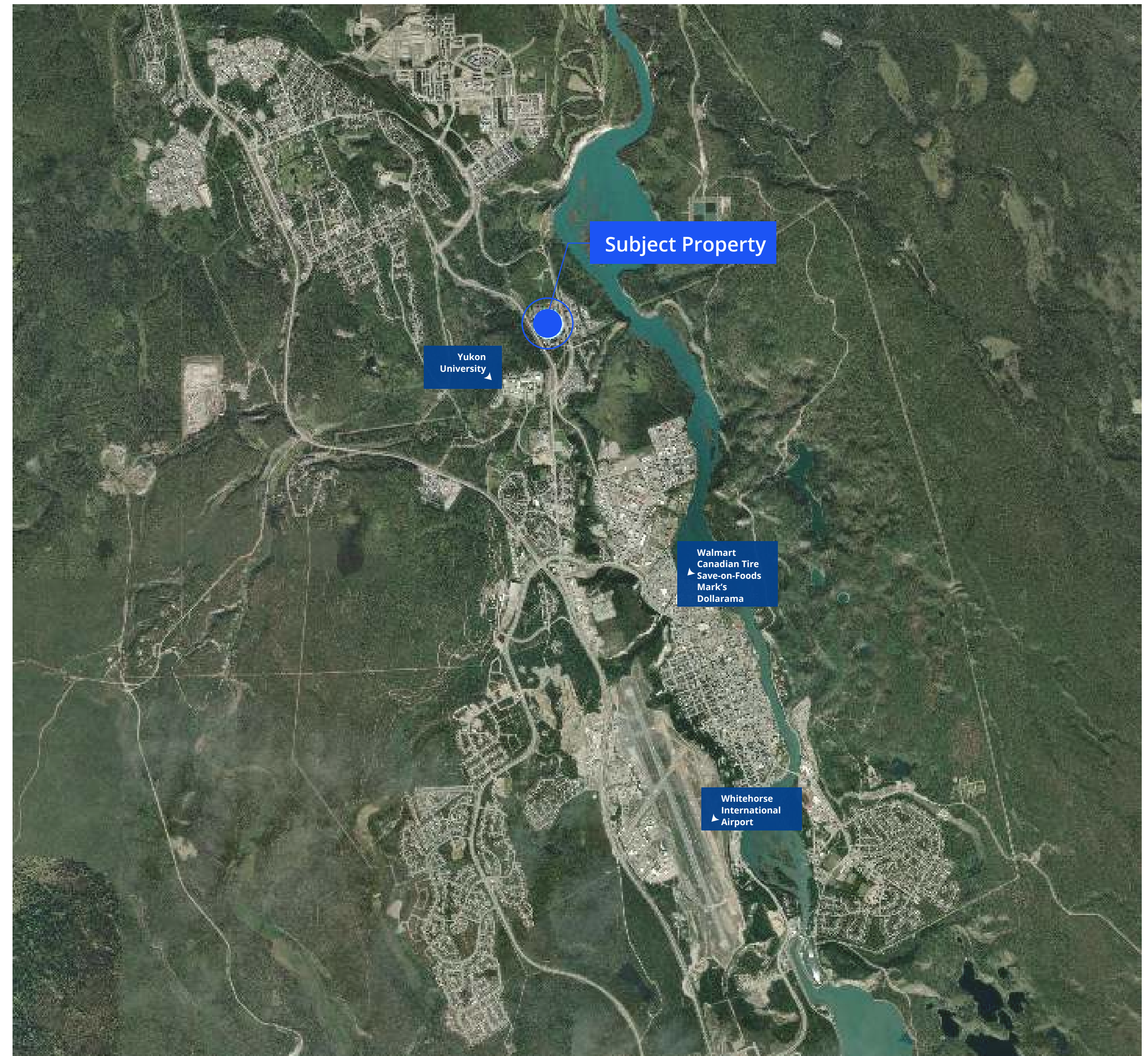
LOCATION OVERVIEW

Whitehorse, the capital city of Yukon, is nestled in the scenic northern landscape of Canada, along the banks of the Yukon River. The area close to Range Road is situated in the southeastern part of the city, offering a blend of residential neighborhoods, natural beauty, and convenient access to local amenities.

Range Road itself serves as a key local corridor, connecting various residential areas with nearby commercial and recreational facilities. This location benefits from proximity to downtown Whitehorse, approximately a 10 to 15-minute drive away, providing easy access to government offices, cultural attractions, shops, and restaurants.

The surrounding environment features typical northern landscapes, including boreal forests and rolling hills, making it ideal for outdoor enthusiasts who enjoy hiking, biking, and exploring nature. Additionally, the nearby Yukon River provides opportunities for fishing, boating, and scenic riverside walks.

Public services such as schools, healthcare facilities, and community centers are readily accessible, supporting a strong sense of community. Overall, this location offers a balance between peaceful residential living and the conveniences of city life in Canada's beautiful Yukon Territory.



For further information on this offering please contact:

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