

FOR SALE

Fraserville Glen Trailer Park

Introduction: Fraserville Glen Trailer Park

Fraserville Glen Trailer Park presents a rare opportunity to acquire a stabilized, cash-flowing trailer park in a tightly held market. Set on approximately 8.47 acres along County Road 28, the property includes 32 mobile home sites, an on-site residence and established hydro, water, and septic services. The park is positioned as a turnkey investment with minimal anticipated capital expenditure, supported by its existing occupancy base and the benefit of full ECA approval.

Located directly across from Baxter Creek Golf Course and within convenient reach of major hubs like Peterborough, Oshawa, Port Hope and the GTA, the property combines steady in-place income with long-term strategic appeal. In a market where quality trailer park assets are increasingly difficult to source, Fraserville Glen stands out for its stable revenue profile, operational simplicity, hands off investment.



8.47 Acres



Abutting a Creek



Septic Up-To-Date



Fully upgraded Hydro



Major Town Distance
Peterborough (10 Minutes)
Port Hope (20 Minutes)
Oshawa (40 Minutes)
GTA (1 Hour)

Highlights

Prime Location

Once in a lifetime opportunity to grab this golden chance to own a cash flowing mobile home park in an iconic location.

Low Maintenance Infra

There is little to no capital expenditure required on the property.

Highway Accessibility

5 mins from Hwy 115 makes the park very accessible.



Property Overview

Address 1093 County Rd 28, Fraserville, Ontario

Municipality Fraserville / Peterborough County

Site Area Approx 8.47 acres

Asset Type Mobile Home Park

Number of Sites 32 sites

Structures Residence plus 32 units

Services Hydro, water, septic

Zoning A

Revenue Source Site rent

Environmental Full ECA approval



Asset Overview

The core strength of Fraserville Glen lies in its simple and dependable operating model. Revenue is generated from site rents across 32 mobile homes, reducing direct unit turnover and maintenance obligations compared with housing inventory.

The presence of an on-site residence adds functional utility for management, oversight, or owner occupancy, while the park's established services provide the foundational infrastructure required for continued operation. The property's layout, mature tree coverage, and creekside setting contribute to an appealing residential environment that supports tenant retention.



Location

Fraserville Glen benefits from a strategic regional location that offers both accessibility and a more relaxed setting. The park is approximately 10 minutes from Peterborough and remains within practical driving distance of Oshawa, Port Hope, and the Greater Toronto Area.

Its position across from Baxter Creek Golf Course enhances the surrounding character and contributes to the appeal of the immediate area. The combination of proximity to urban centres and a quieter natural setting is increasingly difficult to find in today's market.

Investment Highlights

- Cash-flowing from day one with an established rent roll.
- Stabilized asset profile suited to investors seeking dependable income rather than heavy repositioning.
- Tenant-owned homes can reduce the owner's direct maintenance burden relative to park-owned units.
- Operationally straightforward with a focused revenue model based primarily on-site rents.
- Limited near-term capital needs based on current positioning and seller-provided highlights.
- Scarce asset class with enduring demand for attainable housing-oriented communities.





FRASERVILLE GLEN TRAILER PARK, PETERBOROUGH COUNTY

**FOR
SALE**

Details

OFFERING MEMORANDUM (OM)

The sellers have retained Rishi Bhagat of Royal LePage Signature Realty to arrange the sale of Fraserville Glen Trailer Park with its primary address being 1093 County Rd 28, Otonabee-South Monaghan, Peterborough County, Ontario K0L 1V0

OFFER SUBMISSION GUIDELINES

Any party who is interested in the Property is invited to submit a formal offer electronically at any time following receipt of this Offering Memorandum. Following review of the offer(s) submitted, the Sellers may elect, at their sole discretion, whether to negotiate with a single Purchaser or select a short-list of Purchasers to further discussions with. A single Purchaser with the most favorable aggregate offer terms will be selected by the Sellers to negotiate a binding Agreement of Purchase and Sale.

Submitted offers will be evaluated based on a variety of criteria, including, without limitation, the purchase price being offered, the prospective Purchaser's demonstrated ability to close on real estate transactions of a similar calibre and their associated reliance on any sources of financing, as well as any conditions required prior to executing a fully firm Agreement of Purchase and Sale.

In addition to the above, Purchasers are encouraged to include as a minimum requirement of their submission, the following information:

1. Corporate structure inclusive of corporation's cap table details;
2. Deposit structure;
3. Terms and conditions of closing, including whether financing approval will be a condition of closing or if it is already secured;
4. Indication of the financial wherewithal of the prospective Purchaser; and
5. Key dates/milestones required for closing.

SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, express or implied, as to title, description, condition, functionality, code compliance, cost, size, quantity or quality thereof. Any information related to the Property which has been or will be obtained from the Sellers, Listing Agents or any other person, has been prepared and provided solely for the convenience of the prospective Purchaser. Neither the Sellers nor the Listing Agent make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing.

MEMORANDUM CONTENTS

The enclosed information has been prepared by the Listing Agent in consultation with the Sellers for use by prospective Purchasers who are direct recipients of this OM delivered by the Listing Agent, and the contents of this OM do not purport to be all-inclusive or to contain all of the information, which a prospective Purchaser may need, or desire. This OM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property.

The Listing Agent and the Sellers disclaim any responsibility for inaccuracies and expect prospective Purchasers to exercise independent due diligence in verifying all such information including but not limited to: legal, urban planning, accounting, building code, tax and engineering advice, as necessary. Further, the Listing Agent and the Sellers disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed OM information or any other written or oral communication in addition to the information provided in this OM, which is transmitted or made available to the recipient of this OM and any such information should not be relied upon by prospective Purchasers without independent investigation and verification. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Sellers since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective Purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Purchasers. Contact with any of the Property's employees and/or customers without prior approval of the Listing Agent or the Sellers is strictly prohibited. At any time prior to the completion of the proposed transaction, the Sellers may request additional information from interested parties relevant to the transaction. The Sellers reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

CONFIDENTIALITY

The enclosed OM information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree

(i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Listing Agent or the Sellers, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Listing Agent or the Sellers (v) not to have any contact with any of the occupants and/or employees of the Property without prior approval of the Sellers or the Listing Agent and (vi) to return the enclosed information and other materials furnished to you to the Listing Agent immediately upon request of the Sellers or the Listing Agent. In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Sellers or the Listing Agent.

THE LISTING AGENT AS REPRESENTATIVE TO THE SELLERS

All inquiries regarding the OM or any information contained in this OM should be directed to the Listing Agent. The Listing Agent is not authorized to make any representation or warranty on behalf of the Sellers or to bind the Sellers to any agreement..

Future Upside

A notable feature of the property is the reported septic capacity for up to 35 sites. While any expansion is subject to independent due diligence and township approval, this creates a compelling avenue for future growth beyond the current 32-site configuration.

For investors, this presents the possibility of increasing density within an already functioning and stabilized property, rather than starting from the ground up. Opportunities to acquire an income-producing trailer park with both current cash flow and potential infill capacity are increasingly rare.

Investment Proposition

Fraserville Glen Trailer Park is designed for investors seeking a low-touch, income-producing property with an established tenant base. The site configuration, natural setting, and existing infrastructure support straightforward ongoing operations while preserving future upside potential. It offers the combination many buyers are actively seeking but seldom find: a stabilized, cash-flowing trailer park with minimal capital expenditure requirements, existing servicing, a desirable regional location, and identifiable upside.



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