

# ELKFORD MHP PORTFOLIO

25 CARIBOO DRIVE &  
35 CASSIAR DRIVE  
ELKFORD, BC

## Chris Hayne

Associate Vice President  
Multifamily Investment Specialist

O: 604 493 3002 x708

C: 778 998 4663

E: [chris.hayne@rlpcommercial.com](mailto:chris.hayne@rlpcommercial.com)



Royal LePage Sussex | 2397 Marine Drive | West Vancouver

BC Canada | V7V 1K9 | P 604 493 3002

[www.rlpcommercialvancouver.com](http://www.rlpcommercialvancouver.com)

\*Personal Real Estate Corporation

# 25 CARIBOO DRIVE | ELKFORD, BC

## 35 CASSIAR DRIVE

### OPPORTUNITY

Positioned in the growing community of Elkford, this MHP portfolio offers a compelling opportunity to acquire two well-located and professionally operated parks at 25 Cariboo Drive and 35 Cassiar Drive. Built in 1980 and spanning a combined 11.59 acres, the properties benefit from full municipal water and sewer services and are supported by an on-site live-in caretaker, ensuring consistent day-to-day management. The portfolio comprises 49 pads with additional expansion potential and upside on current rents; presenting a clear path for future value creation. Ideally situated in close proximity to the town centre, the assets benefit from strong local demand driven by Elkford's steady growth and economic stability, making this an attractive investment for both yield-oriented and value-add investors.

### PROPERTY DETAILS

Legal	PLNEP14014 LT 2 & 252, DL 3512 KOOTENAY DP 14014
PID	010-425-527   010-113-762
Zoning	R-MP - Mobile Home Park
Power Supply	100 amp
Lot Size	504,860 SF   11.59 Acres
Servicing	District Sewer & Water
Units	49
Year Built	1980
Property Taxes (2025)	\$20,475
Asking Price	\$2,600,000





## INVESTMENT HIGHLIGHTS



### Upward Potential in Current Rents

Below market rents compared to surrounding parks; providing the purchaser with great upside opportunity upon tenant turnover.



### Unit Amenities

All 49 units have separate paved driveways and own yard space.



### Low Vacancy

The immediate region has an extremely low vacancy and the MHPs have near instant turnover.



### Location

Close to a number of district amenities, parks, schools and transit, with easy access to main arteries all while being surrounded by beautiful greenery.



### Strong Market Fundamentals

Elkford MHP portfolio is centrally located in the Elkford area and is well positioned to benefit from the regions low vacancy rates, significant population growth and upward pressure on rents.



### Active Repair and Maintenance by Existing & Previous Ownership

Well maintained MHP with no known near-term capital expenditures required.





## THE AREA

Elkford is widely recognized as a premier mining community within the Elk Valley, supported by one of the world's largest steelmaking coal regions, alongside a growing presence in forestry and outdoor tourism industries. This strong economic base drives above-average household incomes and consistent housing demand, underpinned by long-term employment in nearby mining operations.



Walk Score

Bike Score



27



32

# LEGEND

- 1 Rocky Mtn Elementary School
- 2 Elkford Secondary School
- 3 BC Ambulance Service
- 4 Elk Valley Lodge
- 5 Finning Canada
- 6 Mountain Meadows Golf Club
- 7 RCMP
- 8 Esso



1

2

3

7

6

8

4

5

25 Cariboo Drive

35 Cassiar Drive

Sparwood  
24 Min Drive



# DEMOGRAPHICS (3 MINS DRIVE)

2,903

Population

39.2

Median Age

2.5

Average Household Size

\$183,672.13

2021 Household Average Income (Current Year \$)



\$212M

2021 Household Aggregate Income



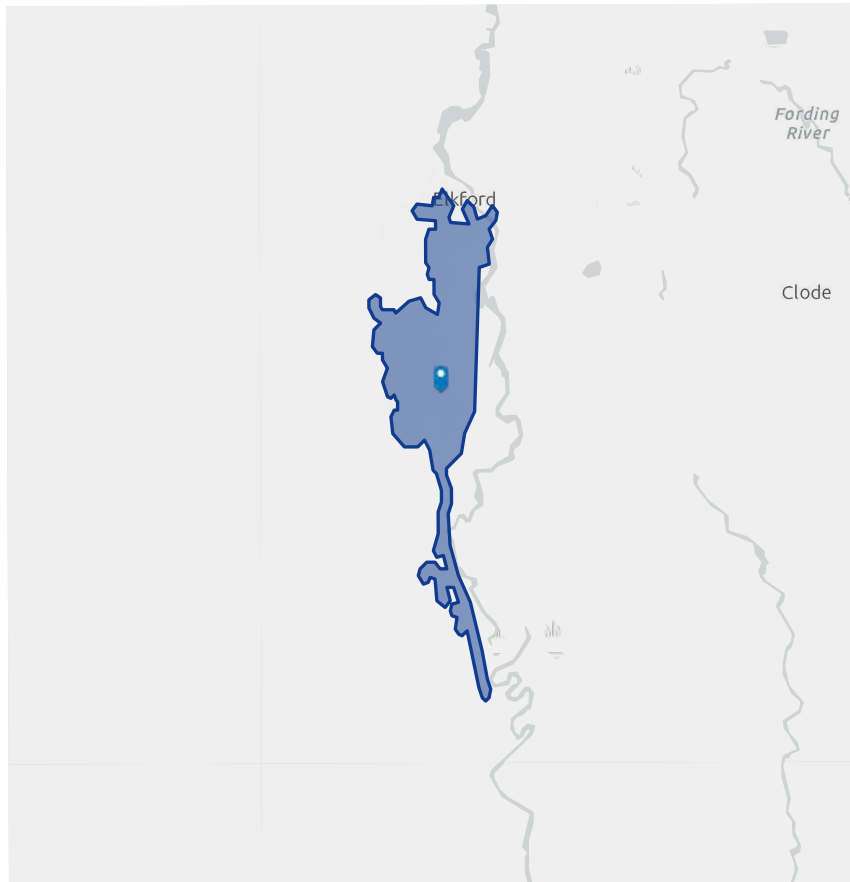
\$113M

2021 Household Discretionary Aggregate Income



\$161M

2021 Household Disposable Aggregate Income



## ANNUAL HOUSEHOLD SPENDING



\$1.60M

2021 Alcoholic Beverages Served On Licensed Premises



\$3.99M

2021 Health Care



N/A

2021 Clothing



\$11.1M

2021 Food Purchased From Stores



\$5.58M

2021 Food Purchased From Restaurants



N/A

2021 Purchase of Pets, Related Pet Goods

Source: This infographic contains data provided by Environics (2025).



## Chris Hayne

Associate Vice President  
Multifamily Investment Specialist

O: 604 493 3002 x708  
C: 778 998 4663  
E: [chris.hayne@rlpcommercial.com](mailto:chris.hayne@rlpcommercial.com)

\*Personal Real Estate Corporation

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Royal LePage Sussex | 2397 Marine Drive | West Vancouver  
BC Canada | V7V 1K9 | P 604 493 3002  
[www.rlpcommercialvancouver.com](http://www.rlpcommercialvancouver.com)

