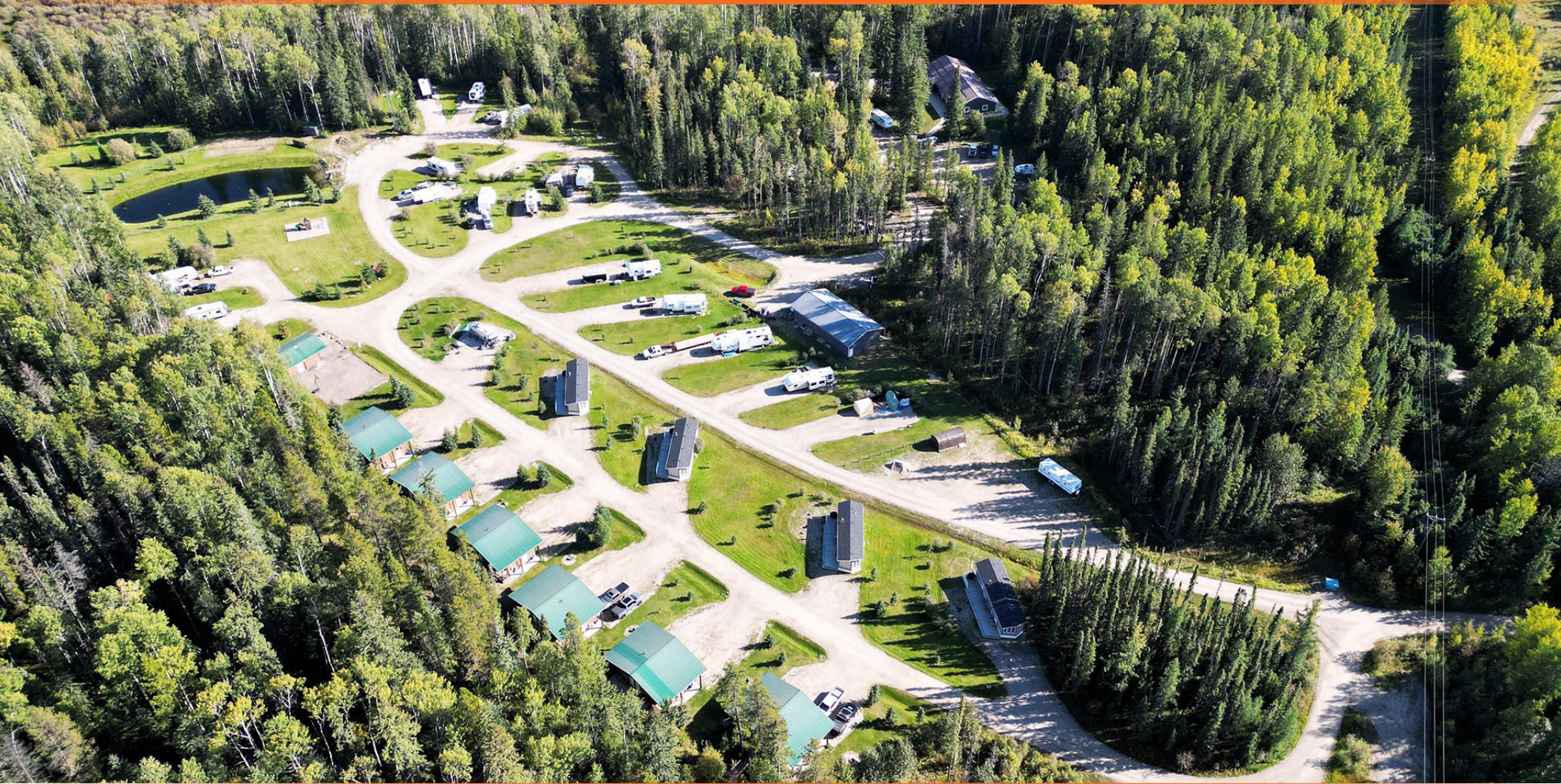


# Outback Camping & Cabins

// Rural Investment Opportunity



# OPPORTUNITY - LAND & BUSINESS

This turnkey owner-operated hospitality business, which includes the real estate, has been very well maintained and consistently generates a healthy 6-figure net income. Situated on 122 acres of land along Highway 47 just 10 minutes (14 km) southwest of Edson (about 2 hours west of Edmonton), with pavement right to the property line. The business includes 24 rental units (16 cabins & 8-room motel), and 17 year-round full service campsites. A common area building provides a full kitchen with 2 sets of appliances, laundry area (4 sets of appliances), a TV/games room along with a separate shower/washroom facility for guests. There is also a 30'x60' shop with natural gas in-floor heating and 10' grade door.

The campground itself covers approximately 10% (≈11.40 Acres) of the land, the with the balance split between treed and hay land. The treed portion comprises ≈65% (72 Acres) and the hay portion is ≈31% (34 Acres). Also included is a 3 bedroom, 2 bathroom log house with granite counter tops, large primary bedroom and finished basement for owners or live-in manager to reside.

## Salient Details (±)

<b>Price</b>	\$2,500,000
<b>NOI (Approx.)</b>	\$200,000
<b>Cap Rate</b>	8.00%
<b>Municipal</b>	52313 Hwy 47 - Yellowhead County
<b>Legal</b>	SW-21-52-18-W5
<b>Land Size</b>	122.71 Acres
<b>Site Coverage</b>	± 10%
<b>Services</b>	Power, Natural Gas, Internet, Cell Tower
<b>Sewer</b>	Septic Tank System
<b>Water</b>	Wells (3) - Flow Rate: 10 igpm
<b>Land Use</b>	Rural District



# OVERVIEW

## 24 Rental Units

- 6 Duplex-Style cabins (Built 2006)
- 4 Park Model Units (Purchased 2014)
- 8 motel rooms (Built 1992 / Renovated 2004)

## 17 Year-Round Full Service Campsites

- Gravel pad
- Water, sewer and 30 & 15 amp plugs
- Fire Pit & Picnic Table.
- Water lines are buried 8' with heat tape to surface

## Log House with Office for Owner/Manager

- Built ≈1990
- 3-Bedroom, 2 Bathroom
- Finished Basement

## Machine Shop

- 30' x 60' with 10' grade door
- Natural Gas in-floor heating

## Common Area & Washhouse

- TV / Games Room
- 2 Full Kitchens (same room)
- Laundry Facilities
- Separate Men's & Women's Showers
- Fire Pits
- Basketball area
- Kids Playground
- Horseshoe pits
- Fishing Pond (approximately 180' x 60' and stocked annually with rainbow trout)

**\* Significant balance of land (≈ 111 Acres) available for further development**



# RENTAL UNITS - DUPLEX CABINS



## Each Cabin has 2 self-contained units including:

- Living / Dining Room / Kitchen
- 2 Bedrooms - 1 Queen Bed (Main Floor), 1 King Bed (Loft - 16' x 14')
- 1 Bathroom (4 piece)
- Balcony (off loft bedroom)
- Covered deck with natural gas BBQ at entrance
- On demand natural gas hot water service (supplies both the in-floor heating systems and 2 kitchens & bathrooms). Air-conditioner & electric wall heater in each unit.
- Fully furnished & stocked with bedding, towels, dishes and pots/pans.
- Grass areas on each side with a fire pit



# RENTAL UNITS - PARK MODELS



## Each Park Unit includes the following:

- Open-Concept Kitchen, Dining and Living Room
- 2 bedrooms
- 1 Bathroom (4-piece)
- Fully furnished with & stocked with bedding, towels, dishes and pots/pans.
- Air conditioner, natural gas heat & electric hot water.
- Wood Plank Deck (8' x 44')
- Natural Gas BBQ
- Fire Pit



# RENTAL UNITS - MOTEL



## Each Motel Unit includes the following:

- 1 or 2 queen size or double extra long beds. (4 rooms have 1 bed, 4 rooms have 2 beds)
- 4-piece bathroom with ceramic tile flooring.
- TV, fridge, nightstand and dresser.
- Forced air heating (natural gas)
- Additional electric wall mounted heater and air conditioner units.



# CAMP SITES - FULLY SERVICED



## 17 fully serviced year-round sites include:

- Gravel pad with water, sewer and 30 amp & 15 amp plug.  
\*\*Water lines are buried 8' with heat tape to surface
- Fire Pit & Picnic Table.
- Range in size from 54' x 22' - 120' x 32'



# LOG HOUSE - OWNER/MANAGER RESIDENCE



## Log House

- Main Floor has open-concept kitchen, dining room, living room, gas fireplace and a 4-piece bathroom.
- Vinyl plank flooring, log finish walls and clear cedar tongue and groove ceiling.
- Granite countertops in kitchen
- Second level is considered a loft, with large 13.5' x 18' bedroom
- Finished basement with living space, 2 bedrooms, yoga room, 3-piece bathroom and laundry room (washer & dryer included).
- Large Deck at rear.

## Office

- 12' x 25' (300 SF) with natural gas fireplace.



# MACHINE SHOP



## Shop Details

- Built 2014
- Dimensions - 30' x 60'
- 10' x 8' grade door
- Wood construction on a concrete slab foundation with metal siding and roof.
- Heated with in floor heating (natural gas).
- Used as a workshop and also houses utilities controls for campsites.

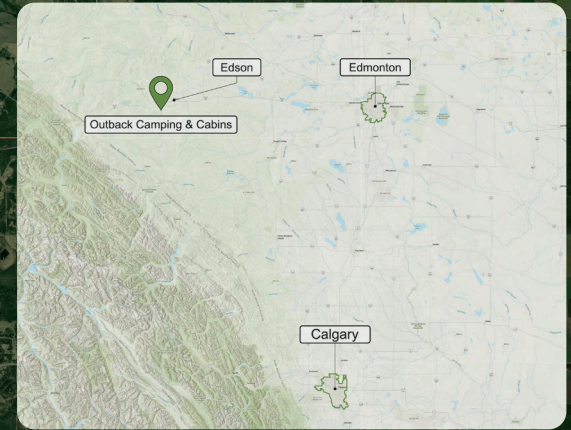


# LOCATION



10 minutes (14 km)  
from town of Edson

**EDSON, AB**



16

47



## Exclusive Agents

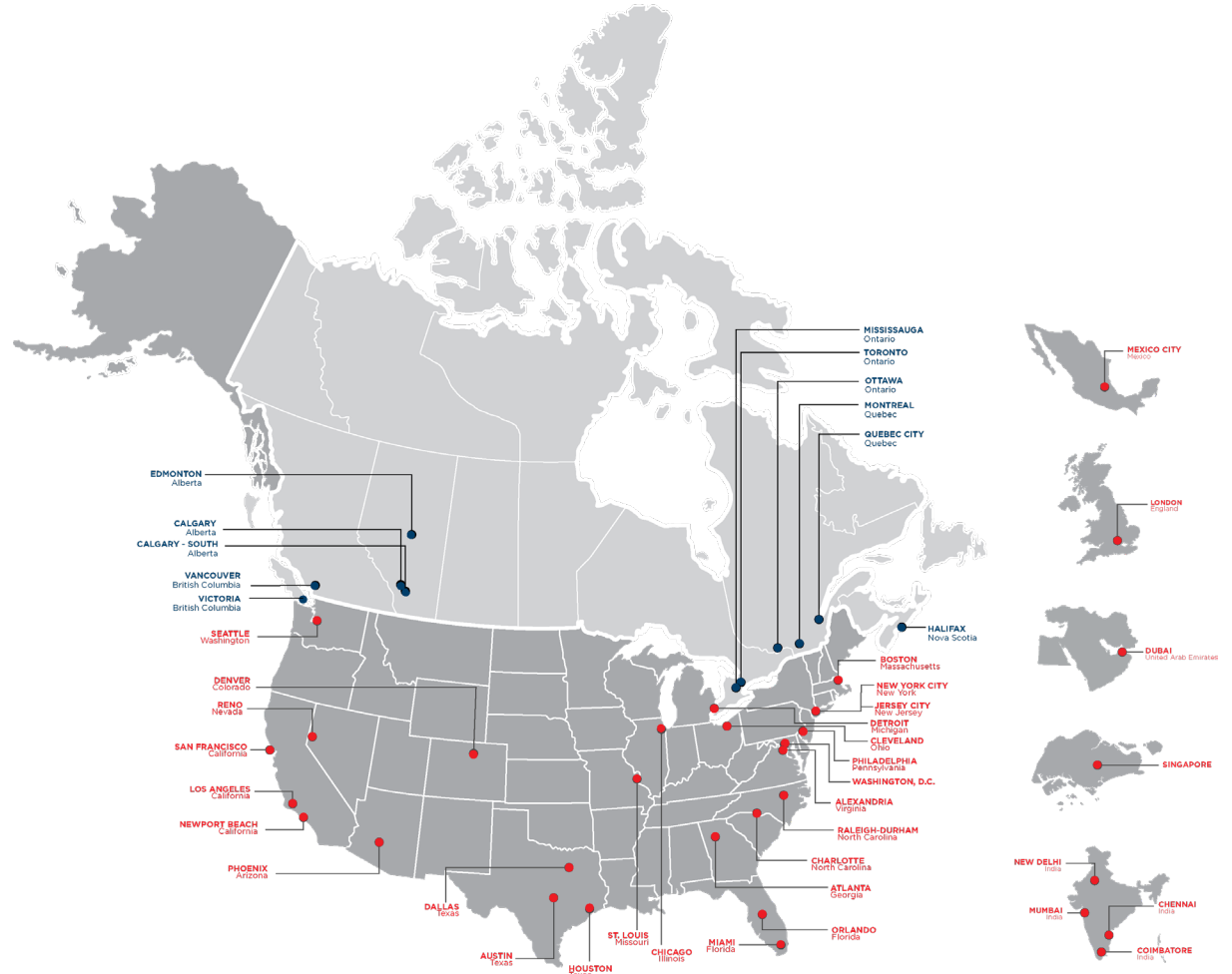
All inquiries regarding the Property or any information contained in this brochure should be directed to CDN Global Advisors as the Exclusive Agents for the Vendor.

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