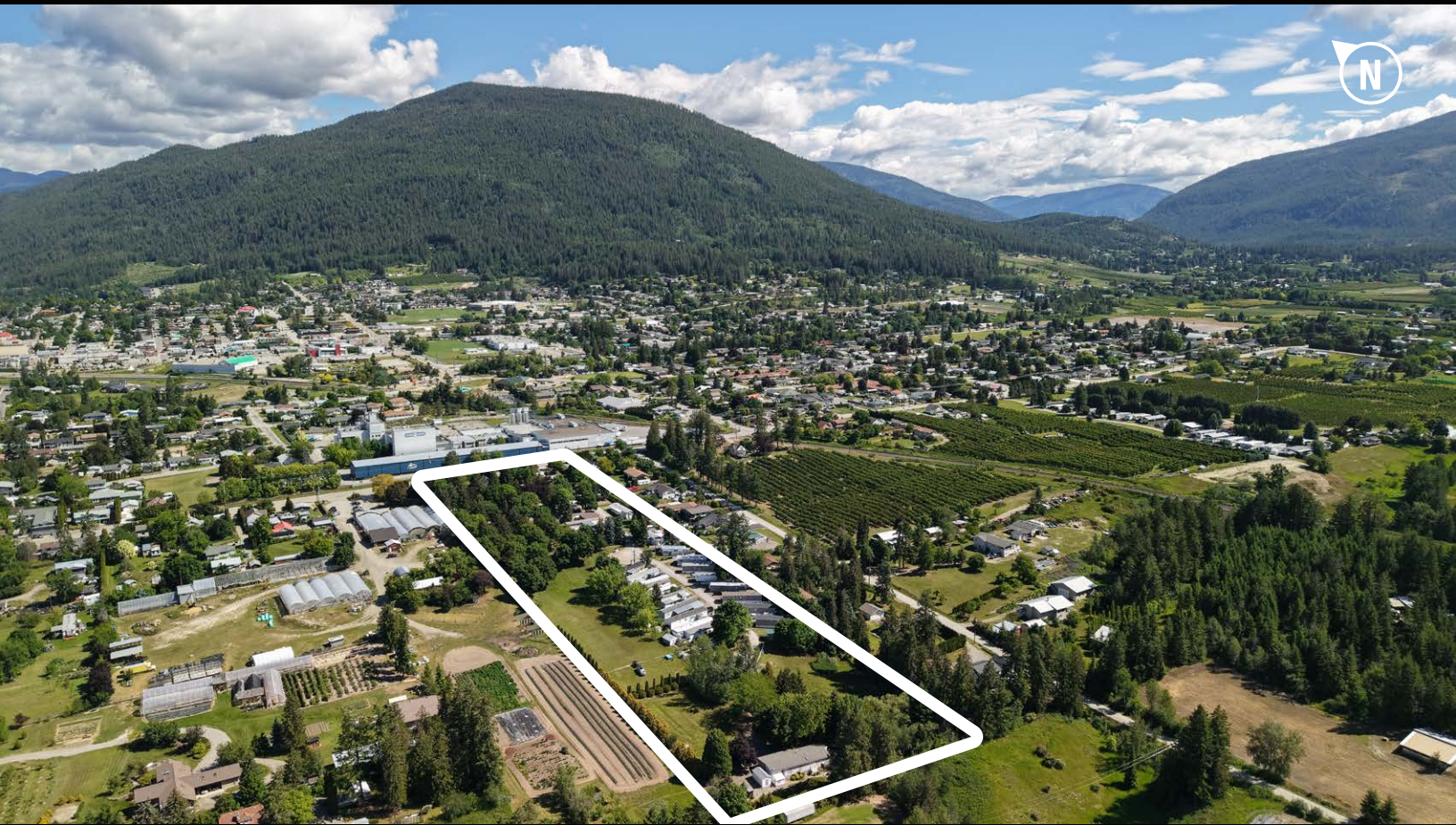


FOR SALE

INVESTMENT & DEVELOPMENT OPPORTUNITY



SCOTTIE'S RV AND MOBILE HOME PARK

**41 CAMPSITES | 24 MOBILE HOME PADS | +1.5 ACRES POTENTIAL
EXPANSION LANDS | WALKING DISTANCE TO DOWNTOWN AMENITIES**

1409 Erickson Road, Creston BC

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ROYAL LEPAGE KELOWNA

COMMERCIAL

THE OPPORTUNITY

Scottie's RV Park & Campground offers the opportunity to acquire a premier RV and mobile home park investment asset with a proven operating history and meaningful future upside in the Creston Valley of Southern British Columbia. The property features 41 campsites, including 23 full hookup 30-amp sites, 7 serviced 15-amp/water sites, and 11 unserviced sites, a rental cabin, and a three-bedroom manager's residence. Approximately 60% of revenue is generated from the growing RV operation, with the remaining 40% derived from the stable mobile home park component, creating a balanced and diversified income stream.

Since 2024, ownership has invested approximately \$187,000 into infrastructure, utility, septic, electrical, bathhouse, WiFi, landscaping, fencing, and underground servicing upgrades, resulting in one of the region's best-maintained parks. Located within the Regional District, the property benefits from lower property taxes and servicing costs, city water service, and future municipal sewer connection potential. Additional upside exists through the expansion of approximately 1.5 acres of surplus land capable of supporting an estimated +15 additional mobile home pads or numerous RV pads, or +2.5 acres of surplus land in the case of a new sewer connection rendering the existing septic fields obsolete, creating a rare opportunity to acquire a turnkey asset with stable in-place cash flow and clear growth potential.

PROPERTY SUMMARY

FEATURE	DETAILS
Address	1409 Erickson Road, Creston BC
PID	008-700-656 & 008-700-664
Legal Description	Lots 2 & 3 District Lot 891 Kootenay District Plan 2072
Campsites	41, including 32 RV (28 serviced) and 9 campsites
Mobile Home Pads	24, all tenant-owned
Lot Size	8.79 acres
Surplus Expansion Lands	~1.5 acres, or +2.5 acres with connection to City sewer
Zoning	R5 - Manufactured Home Park
OCP	Manufactured Home Park, partially in ALR
Services	City water, septic (City sewer connection along Erickson Road)
Pricing Guidance	\$2,600,000

INVESTMENT HIGHLIGHTS

41 Campsites

including 32 serviced and 9 unserviced

24 Mobile Home Pads

contributing +40% of gross revenues

+\$187,000 in Improvements

since 2024

+1.5 Acres Surplus Lands

for potential development or expansion

City Water Connection

and potential sewer connection along Erickson Road

<1% Residential Rental Vacancy

environment in Creston

14-minute walk

to downtown amenities and services

Stable Kootenay market

with defensive positioning along Highway 3 (Crowsnest Highway)



KEY PROPERTY FEATURES



Diversified income stream with approximately 60% RV park revenue and 40% mobile home park revenue



41 RV and campground sites, including 23 full hookup 30-amp sites



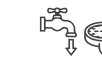
13 fully winterized RV sites supporting expanding year-round occupancy



Stable mobile home park income plus a rental cabin and 3-bedroom manager's residence



On-site laundry facilities



Connected to city water, with municipal sewer infrastructure immediately across Erickson Road



Located within the Regional District with lower property taxes and servicing costs



Approximately \$187,000 invested into infrastructure and capital improvements since 2024



Extensive upgrades to utilities, septic, electrical, WiFi, bathhouse, and underground services



Approximately 1.5 acres of surplus land for future RV or mobile home pad expansion, or +2.5 acres surplus land if connected to City sewer



Opportunity to expand monthly rentals by converting tenting areas into long-term RV occupancy or install park model/tiny homes on existing RV pads



Adult-only operating model provides future opportunity to broaden the customer base



Opportunity to modernize operations through implementation of online booking systems and dynamic pricing strategies

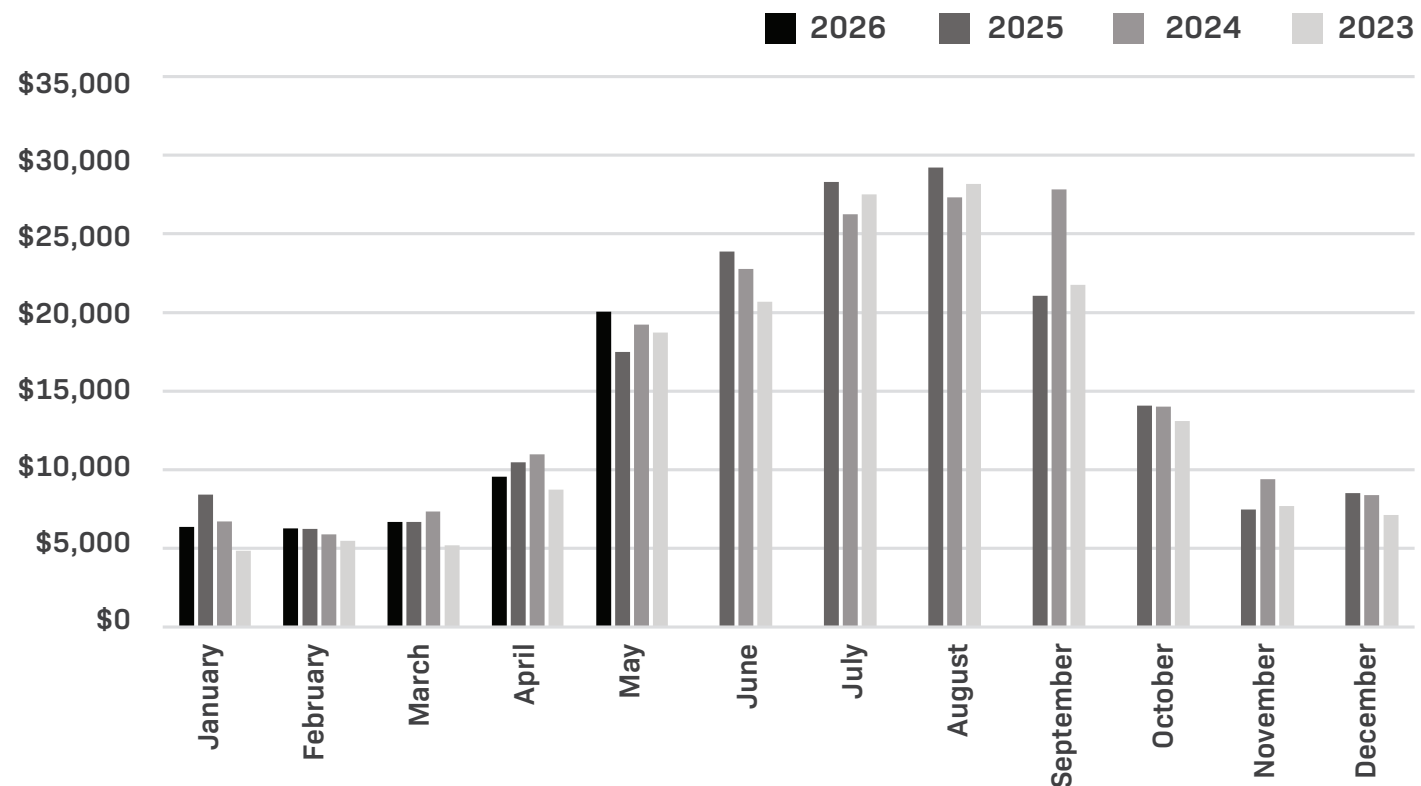


Avg. pad rents of ~\$375 per month estimated to be +25% below market, offering attractive rental rate upside

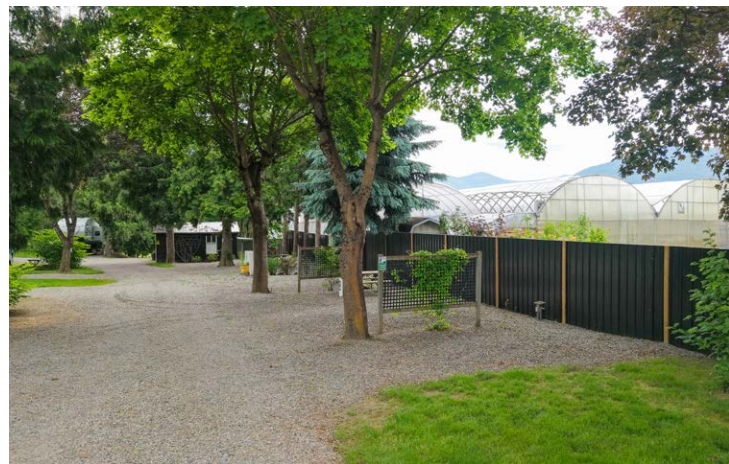
SURPLUS LANDS OVERVIEW



HISTORIC RV REVENUE PERFORMANCE



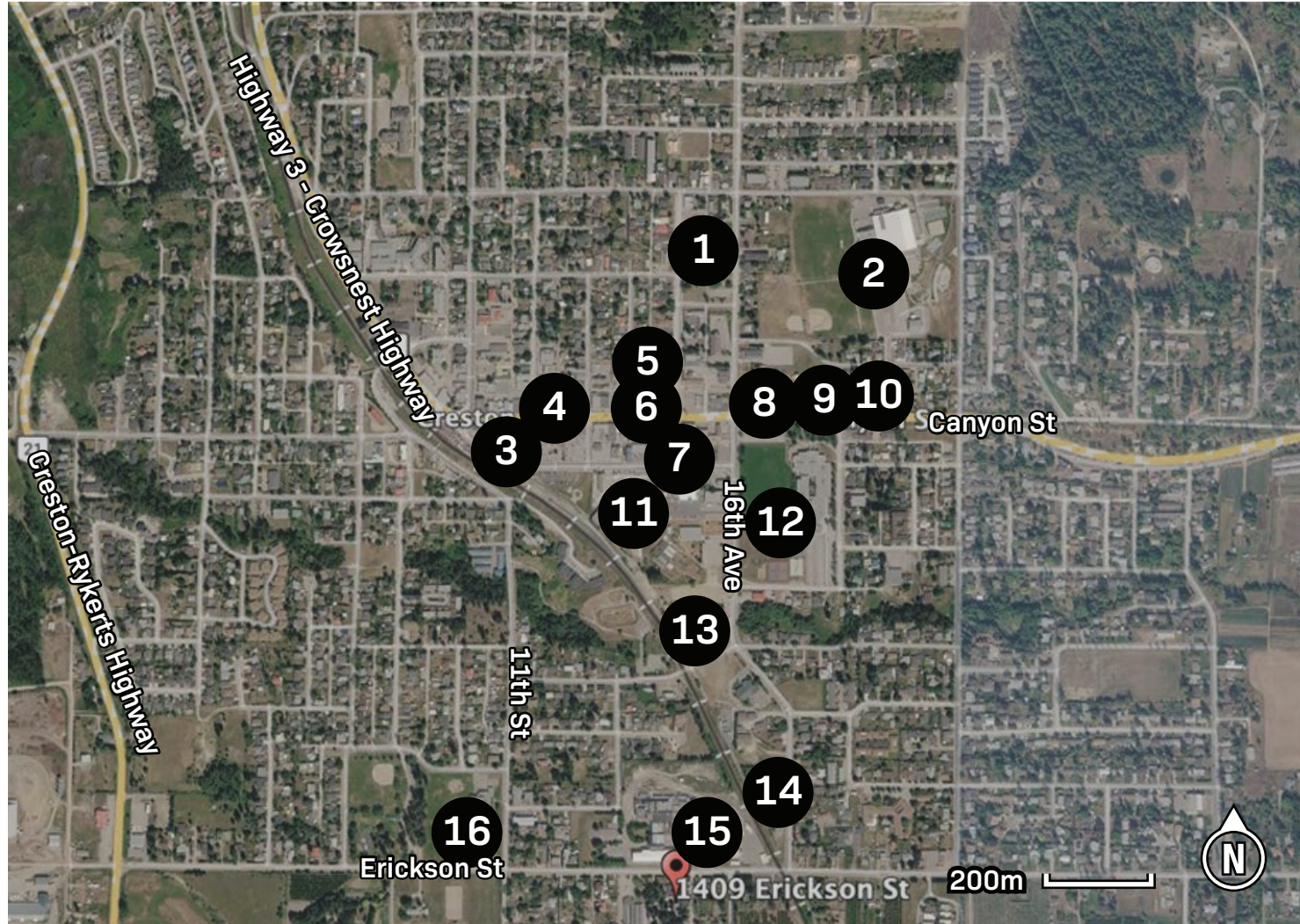




1409 ERICKSON ROAD, CRESTON BC

TRISTAN CHART - ROYAL LEPAGE KELOWNA COMMERCIAL

LOCATION HIGHLIGHTS



NEARBY DESTINATIONS & AMENITIES

- | | |
|--|---|
| 1. Creston Valley Hospital & Health Centre | 9. Dairy Queen |
| 2. Creston and District Community Complex | 10. Kal-tire |
| 3. Panago Pizza | 11. Pealow's Your Independent Grocer |
| 4. Pharmasave | 12. Kootenay River Secondary School |
| 5. Creston Hotel & Suites | 13. Millennium Park |
| 6. Jimmy's Pub & Grill | 14. Creston Valley Public Library |
| 7. Liquor Store | 15. Kokanee Brewery and Beer Gear Store |
| 8. Sternwheeler Craft Distillery | 16. Centennial Park & Spray Park |

MARKET HIGHLIGHTS



GROWING DEMAND FOR AFFORDABLE YEAR-ROUND HOUSING

Creston's combination of rising home prices, limited rental inventory, and an aging demographic profile has created **sustained demand for affordable long-term RV and mobile home accommodation**. Flexible housing formats are increasingly attractive to retirees, seasonal workers, remote employees, and residents seeking a lower cost of living.



TIGHT HOUSING SUPPLY SUPPORTS HIGH OCCUPANCY

With **rental vacancy consistently below 1%** and very limited new housing construction, RV parks and mobile home parks have become an important component of the local housing ecosystem. This structural shortage has supported **stable long-term occupancy and growing demand** for year-round RV sites.



DEFENSIVE CASH FLOW THROUGH DIVERSIFIED TENANCY

The combination of **stable mobile home pad rentals** and **higher-growth RV revenues** provides an attractive balance of predictable recurring income and hospitality upside. Long-term RV occupancy trends continue to strengthen as alternative housing options remain limited.



DIVERSIFIED REGIONAL ECONOMY

Creston's economy is positioned as a **diversified regional service hub located along Highway 3**, anchored by agriculture and agri-processing, forestry, healthcare services (Creston Valley Hospital), and **national retail brands** including Home Hardware, Brandt, Kubota, GM Creston, Peterbilt, the Columbia Brewery (Kokanee Beer), and the Ramada Hotel.



AFFORDABLE QUALITY OF LIFE

Creston offers **lower housing costs**, mild climate relative to much of the Kootenays, abundant **outdoor recreational lifestyle opportunities**, strong local food and agriculture culture, attracting retirees, remote workers, families seeking affordability without sacrificing amenities, and one of the Kootenays' most notoriously **scenic valley and mountain vistas**.



AGRICULTURAL VALLEY MICROCLIMATE

Creston sits in a unique valley known for long growing seasons, **wineries and orchards**, and warmer winters than much of the Interior. This makes it more temperate and **appealing for year-round living** compared to higher elevation Kootenay towns.



STRATEGIC LOCATION ALONG HIGHWAY 3

Positioned on Highway 3, Southern British Columbia's primary tourism and transportation corridor, Creston benefits from **strong seasonal visitor traffic** while maintaining excellent connectivity to Kelowna, the East and West Kootenays, and the Idaho border. The location supports both **destination tourism** and long-term **workforce accommodation demand**.



LIMITED COMPETITION AND HIGH BARRIERS TO ENTRY

New RV and mobile home park development is constrained by zoning, servicing requirements, and **limited availability of suitable land**. Existing, well-located parks with established infrastructure and strong operating reputations are increasingly **difficult to replicate**, enhancing the long-term value of stabilized assets.



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