

# 45-Site RV Park & Campground

**\$1.10M**

Established recreational operating asset - 45 minutes from Edmonton

Operating campground price

Optional 130-acre adjacent farmland package for future expansion

**\$1.50M together**

<b>45</b>	<b>160 acres total available</b>	<b>\$147,656</b>	<b>13.4%</b>
fully serviced RV sites	approx. 30-acre campground + 130-acre adjacent farm land	midpoint 5-month NOI at 62.5% occupancy	cap rate at \$1.10M operating price

## Property Overview

Located approximately 45 minutes from Edmonton, this established CREC-zoned RV park and campground includes 45 oversized fully serviced sites with 100-200 amp individual power, sewer, Edmonton city water, picnic tables, fire pits, and Wi-Fi. Improvements include looped internal roads, washroom and shower facilities, a reception office, a 3-bedroom home, storage buildings, pavilion, covered picnic shelters, walking trails, playground areas, and a managed pond with dock.

## Sale Structure

The \$1,100,000 purchase price includes the operating RV park and campground on approximately 30 acres. The seller also owns approximately 130 acres of adjacent farmland and would consider selling it together with the campground for future expansion potential. If purchased together, the total asking price is \$1,500,000.

## Operating Assumptions

<b>Serviced RV Sites</b>	45
<b>Operating Season Used</b>	5 months / 150 nights
<b>Total Available Site-Nights</b>	6,750
<b>Revenue Per Occupied Site-Night</b>	\$50
<b>Expense Per Occupied Site-Night</b>	\$15
<b>Net Income Per Occupied Site-Night</b>	\$35

## NOI and Valuation Sensitivity

Occupancy	Occupied Nights	Gross Revenue	Expenses	NOI	Cap @ \$1.10M	Cap @ \$1.50M	Value @ 8% Cap
50.0%	3,375	\$168,750	\$50,625	<b>\$118,125</b>	10.7%	7.9%	\$1,476,562
62.5%	4,219	\$210,938	\$63,281	<b>\$147,656</b>	13.4%	9.8%	\$1,845,703
75.0%	5,062	\$253,125	\$75,938	<b>\$177,188</b>	16.1%	11.8%	\$2,214,844

At the midpoint case of 62.5% occupancy, the operating campground produces approximately \$147,656 of 5-month NOI. This implies a 13.4% cap rate on the \$1.10M operating campground price, or a 9.8% cap rate if the campground and adjacent 130 acres are purchased together for \$1.50M.

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## Investment Highlights

Established operating use	Existing 45-site RV park/campground with fully serviced sites and supporting improvements.
Strategic recreational location	Approx. 45 minutes from Edmonton and near Devil's Lake, Nakamun Lake, Lac La Nonne, Calahoo Hills, Duffy's Challenge, Barrhead Golf Club, and other recreation destinations.
Infrastructure in place	100-200 amp individual power, sewer, Edmonton city water, Wi-Fi, looped internal roads, washroom/shower facilities, reception office, and owner/operator residence.
Expansion land optionality	Approx. 130 adjacent acres available with the campground for a combined \$1.50M, supporting potential future expansion or reconfiguration subject to approvals.
Upside uses to investigate	Additional campsites, cabins, event hosting, commercial amenities, airstrip, or possible subdivision, subject to county approval and buyer diligence.
Equipment included	Equipment package includes tractor, backhoe, skid steer, loader, and additional operating equipment as confirmed by seller.

## Suggested Positioning

This is best positioned as an established campground with excess land and future expansion potential. It is more accurately an expansion opportunity than a conversion project, because the operating campground use already exists. The adjacent farmland creates a separate land-banking and future growth angle for buyers seeking scale.

## Pricing Summary

Operating campground only	Approx. 30 acres with 45-site RV park/campground	\$1,100,000
Campground + adjacent farmland	Approx. 160 acres total: 30-acre campground + 130-acre adjacent farmland	\$1,500,000
Incremental adjacent land price	Implied additional price for 130 acres when purchased together	\$400,000

## Diligence Notes

Buyer should independently verify all operating statements, occupancy history, site count, expenses, equipment inclusions, zoning, CREC permitted uses, municipal approvals, water/sewer capacity, environmental conditions, insurance, subdivision potential, and expansion feasibility. Financial model is illustrative and based on 45 sites, 150 operating nights, \$50 per occupied site-night revenue, and \$15 per occupied site-night variable expense.