Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

For Sale: Highview Estates MHP

7100 Highview Road, Port Hardy, BC

Northern Vancouver Island Mobile Home Park Consisting of 101 Pads on 18.6 Acres

Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Highview Estates Mobile Home Park (the "Property"). Situated in Port Hardy, Highview Estates offers investors a rare opportunity to acquire a large-scale, fully stabilized manufactured housing community in a supply-constrained Northern Vancouver Island market. With historically near-zero vacancy, tenant-owned improvements, and structured operational management, the Property provides immediate, durable cash flow.

In addition to its stabilized income profile, the Property is well positioned to benefit from emerging regional economic catalysts, including the advancement of the North Island Copper-Gold Project, which is expected to drive employment growth and increase housing demand across the region.

The mobile home park is well-maintained featuring recent improvements, including newly paved roads. The property also includes an onsite workshop and a storage facility that provides supplementary income.

Salient Details

Address
7100 Highview Road, Port Hardy, BC

PID
002-033-984

Year Built
1975

Lot Size
18.609 Acres

# of Pads
101

Services
Municipal Water & Sewer

Parking
Parking located in front or beside each pad

Net Income
$389,247

Cap Rate
5.72%

List Price
$6,800,000

Offering Process
Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & Data Room


Onsite Workshop

Investment Highlights

Institutional-Scale Community with Proven Stability
Highview Estates is one of the largest manufactured home communities in Northern Vancouver Island, comprising 101 pads across 18.6 acres. The Property has historically operated at or near full occupancy, reflecting durable demand for affordable housing in the region.

Tenant-Owned Homes Drive Long-Term Cash Flow
All homes within the park are tenant-owned, eliminating turnover risk typically associated with rental units and significantly reducing capital expenditure requirements. This structure supports stable and predictable income with minimal operational volatility.

Excellent On-Site Management
The Property benefits from experienced on-site management that is familiar with the tenant base and operations, and is willing to remain post-sale, providing continuity and reducing execution risk for incoming ownership.

Municipal Services & Operational Efficiency
Highview Estates is fully serviced by municipal water and sewer, providing long-term infrastructure reliability and minimizing maintenance complexity.

Location Highlights

Port Hardy is the northernmost service center on Vancouver Island and serves as a critical hub for transportation, marine operations, and government services. The community benefits from a stable employment base anchored by the Department of Fisheries and Oceans, Canadian Coast Guard, and other institutional users.

Port Hardy continues to evolve as both a regional service hub and a gateway to resource-based economic activity. The advancement of large-scale initiatives such as the North Island Copper-Gold Project is expected to further strengthen employment fundamentals, infrastructure investment, and long-term housing demand in the area.

Connectivity

- Port Hardy Airport (direct service to Vancouver)
- Highway 19 access to Campbell River and Central Island
- Regional marine and ferry connectivity

Amenities

- **Cafes/Bakeries**
  1. Cafe Guido & Co
  2. Market Street Cafe.
- **Shopping/Services**
  1. Save On Foods
  2. BC Liquor
  3. Port Hardy Hospital
  4. Home Hardware
- **Dining/Entertainment**
  1. McDonald's
  2. Sushi Harbour
  3. Sporty Bar & Grill
  4. Subway
- **Recreation**
  1. Bear Cove Park
  2. Tsulquate Park
- Port Hardy Secondary School
- Eagle View Elementary School
- BC Ferries Terminal

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