

FIREWOOD BUSINESS/RV PARK

52521 RANGE ROAD 15

FOR SALE

\$1,195,000



PROPERTY HIGHLIGHTS

Here is your chance to own a lucrative wood-cutting business and 12 RV Sites on a beautiful 10 Acre parcel southwest of Stony Plain. There are two private gates to both the Wood Cutting Business and the RV Site protect by a metal fence on the west side of the property. Currently, there are 6 long-term tenants occupying the RV Site paying their own power/propane and a newer 2018 mobile home being leased out to a tenant who pays their own utilities. The wood cutting business is an extremely lucrative operation grossing over \$200K last year. The business includes the sale of approximately 100K in Inventory/Equipment including a bobcat, 3 splitters, truck, 3 Utility trailers, etc. The 10 Acre parcel is outside of a subdivision, bordering the paved Range Road 15, and is situated on partially rolling terrain.



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PROPERTY HIGHLIGHTS

Address: 52521 Range Road 15, Parkland County

Legal Description: Plan: 1722292 Block: 1 Lot: 3

Property Taxes: \$3,500 (2020)

Land Size: 10 Acres

Serviced RV Sites: 12

Price: \$1,195,000

Cap Rate: 11.74%



FIREWOOD BUSINESS

375 CORDS PER YEAR

AVERAGE PRICE PER CORD - \$540

EQUIPMENT INCLUDED:

3X SPLITTERS, BOBCAT, UTILITY TRAILER

HYDRAULIC TRAILER, GENERATOR,

TRENCHER, FIREWOOD TRUCK, 3 UTILITY

SHEDS AND MUCH MORE!

RV PARK

\$1250/MONTH -MOBILE HOME

\$650/STALL INCLUDING WIFI

200 FT WELL (PROVIDED WELL REPORT)

200 AMP METER (MAIN POLE)

- 50 AMPS (3 SITES)

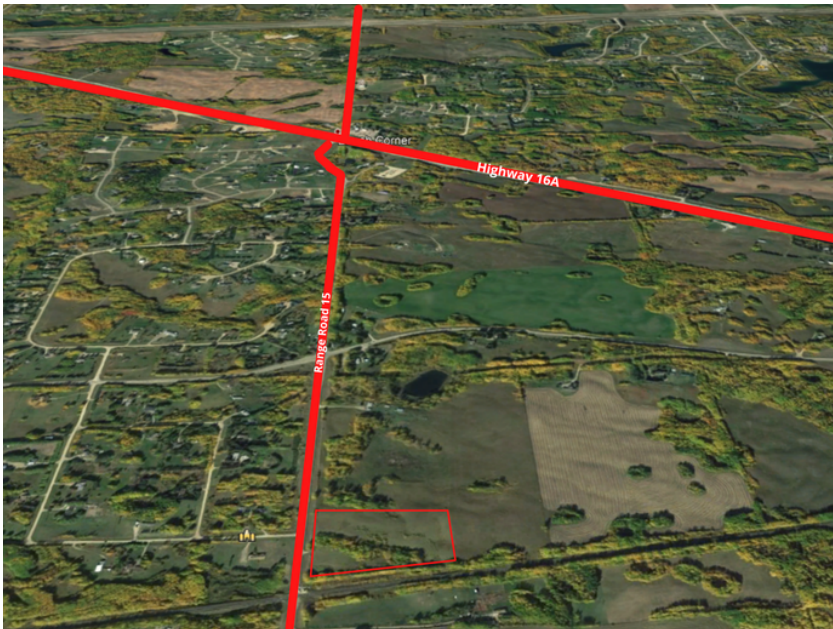
- 30 AMPS (9 SITES)



ABOUT THE AREA



Residing minutes outside of the Spring Lake subdivision, this small business is surrounded by paradise. From the Spring Lakes' peaceful meadows to its abundance of birds the lake calls home, the village of spring lake can only be described as a tranquil community for all ages.



DEMOGRAPHICS



Population (2016)

32,097 (Parkland County)
699 (Spring Lake)



Household Income (2016)

\$115,005 (Parkland County)

With a 10 minute drive to Stony Plain, enjoy the calmness of living in the country while being in close proximity to the luxuries of the city.