

# ELINOR LAKE RESORT : DEVELOPMENT/INVESTMENT PROPERTY

65275 RR 114A, COUNTY OF LAC LA BICHE, ALBERTA

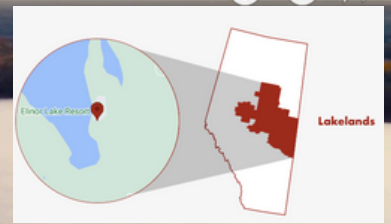
**FOR SALE**

**\$6,900,000**

## ELINOR LAKE RESORT

MATTHEWS  
LAKE

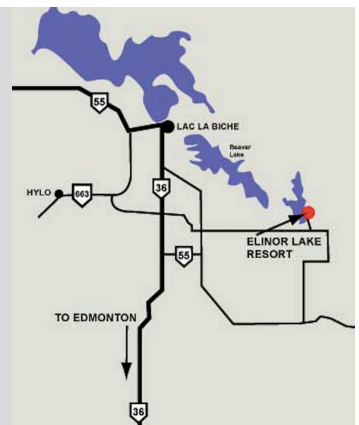
ELINOR LAKE



### DESCRIPTION:

- Elinor Lake Resort; located 30 minutes from Lac La Biche (one of the oldest, thriving towns in Western Canada)
- Total Development area including green space: 200 Acres +/- 600 Lots.
- Land Reserve: 30 Meters from Shoreline.
- Purchase; Leasing or Rent of Campsite Lots & Cabins.
- PHASE 1: 168 Lots – 18 Included in the Sale.
- PHASE 2: 70 Undeveloped Lots.
- PHASE 3 thru 7: +/-368 Lots of Undeveloped Area.
- ½ Mile of Lake Front; Boat launch; Convenience Store; Laundromat and Shower.
- Quad Wash; Water Station and Sanitation Station.
- Network of Trails; Ice fishing; Cross-country skiing; Snowmobiling.
- Easy access from Edmonton & Fort McMurray plus Lakeland Provincial Park

**ZONE : DC3**



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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*Based on commercial commissions 2017 - 2019

## LOTS 170-183 : ALL LOTS SOLD

Legal: Plan: 0825293 Lots: 170-183

Zone: DC3

Status: Bare land Condos : SOLD

## TOTAL LOT SITES: +/- 425 LOTS (INCLUDING EXPANSION)

Legal: Plan: 0825293-3 , Unit C

Services: No power or water

Status: Camp / RV Sites : Included in Sale of Property

## BARE LAND CONDO LOTS 1-168 :



Legal: Plan: 0825293; Lots: 1-168

Services: Fully serviced

Status: Lots included in the sale of property = 18

## OFFICE AND STORE : UNIT 185



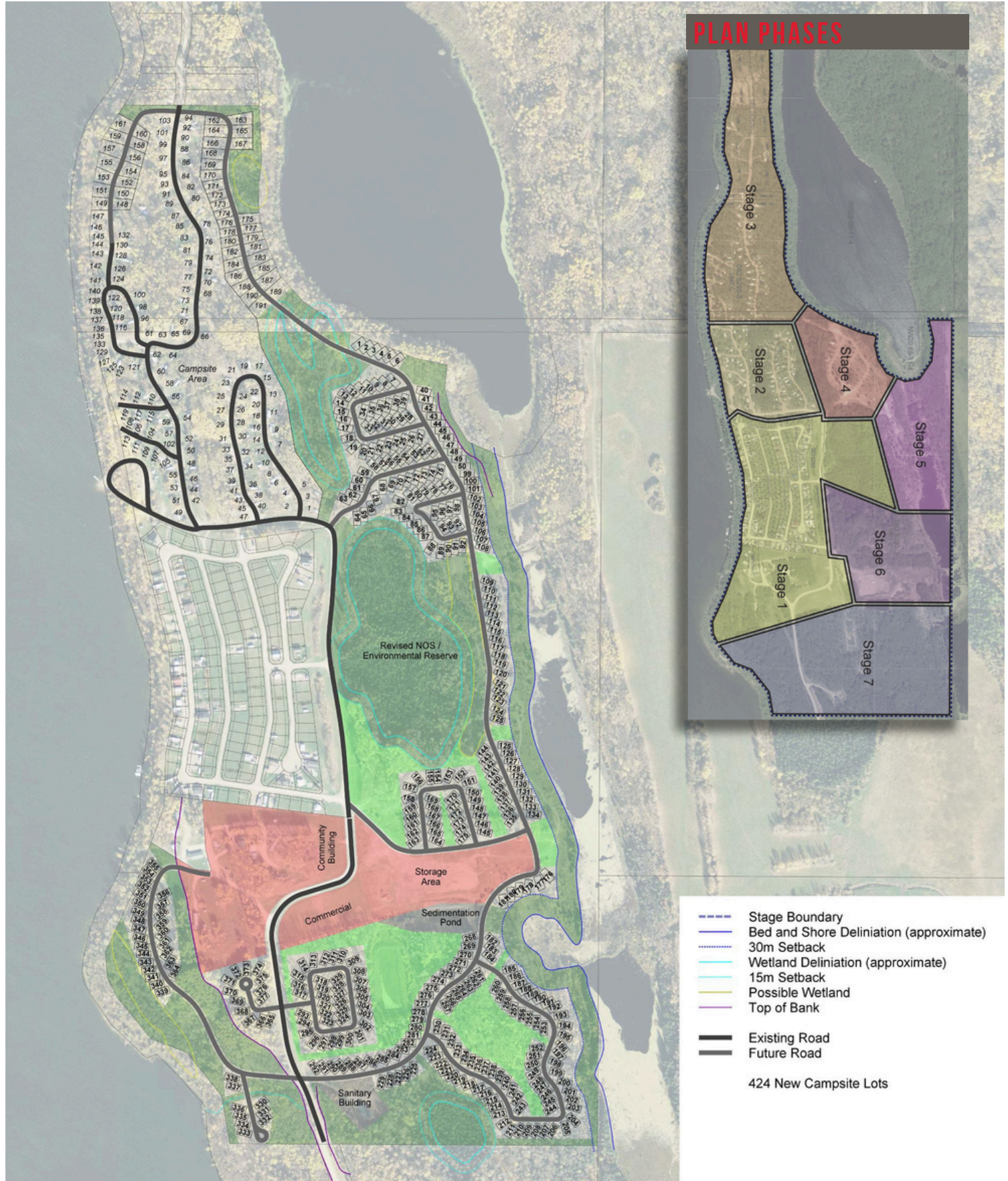
Legal: Plan: 0825293; Unit:185

Services: Fully serviced

Status: Included in the Sale of Property



# AREA STRUCTURAL PLAN PROPOSAL:



## DESCRIPTION:

**BARE LAND CONDO LOTS:** (18 lots included in the Sale). Value \$67,000-\$89,00

- Service for Water, Power, Sewer, Gas.
- Lots are owned privately; Common areas include roadways, water, sewer, dumping station.
- Condo Association: Elected Board by Condo Members
- Condo Fees: \$1600 per year
- Construction of new Buildings must adhere to County Regulations.

**LEASED LOTS:** 200 lots @ \$2750 plus GST annually

- Located in the Seasonal Area.
- Seasonal Campsite total Expansion of 425 Lots: leased from May 1 to April 30 i.e. year round.
- Sites are all accessible year round.
- No water service or electrical service.



### UTILITIES:

- 15-16 yrs old, plastic pipes, built to Municipal standards .
- Water Plant - Modular, privately owned& Expandable.
- Water Permits will handle Entire Expansion of the Resort.
- Approved Water Plant includes 2 water licenses which draw water from the lake. Weekly water samples are sent for testing.
- Additional modules required for future expansion.
- No County Hook Up Charges.
- 2009 water construction plans. Water to phase 2 at the boat launch. Main water line is 6".
- Current trickle system with Ample Water. Stubbed off @ the entrance of Phase2.
- Cost of addition lots estimated at \$3200+/- per lot
- Each Owner pays \$800 per year as Water Expense to Condo Association.

### SEWER PLANT

- Privately Owned; Expandable.
- No County Hook Up Charges.

### POWER:

- All Underground.
- Power comes as far as MAP marker.

### GAS:

- Main gas comes as far as MAP marker.

### FIRE:

- Mobile Fire Unit located in the Shop.
- Sea can holds Fire Fighting Equipment.

### SANITATION DUMP

- Located near Existing Store.

### EXPANSION

- Modular Plant System can handle an Estimated 600 Lots; including a 100 Room Hotel.



[Click here YOUTUBE Video!](#)



[Click here for Google Earth](#)



[Click here AREA STRUCTURE PLAN PDF](#)



[Click here DC3 ZONING USES](#)



[Click here SURVEY Map PDF](#)

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### LOTS INCLUDED:

The following legal descriptions form PART of the Listing agreement:

#### Plan 0825293

- Unit 41
- Unit 43
- Unit 47
- Unit 63
- Unit 65
- Unit 67
- Unit 70
- Unit 75
- Unit 76
- Unit 79
- Unit 80
- Unit 83
- Unit 89
- Unit 91
- Unit 92
- Unit 94
- Unit 95
- Unit 185
- Unit C

### LOTS EXCLUDED:

The following legal descriptions form are EXCLUDED from the Listing agreement:

#### Plan 0825293

- Lot 1-40
- Lot 42
- Lot 44-46
- Lot 48-62
- Lot 64
- Lot 66
- Lot 68-69
- Lot 71-73
- Lot 77
- Lot 81-82
- Lot 84-86
- Lot 88
- Lot 90
- Lot 93
- Lot 96-168.

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