

FOR SALE

10420 96th Avenue

Fort St. John, BC

34-Pad Mobile Home Park

3.85 acres lot
within the radius of
Downtown Fort St. John



OPPORTUNITY HIGHLIGHTS

- » Well maintained 34-pad mobile home park on municipal services
- » Centrally located in Downtown Fort St. John
- » Site size 3.85 Acres
- » 6.57% CAP Rate

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10420 96th Avenue

Fort St. John, BC

PROPERTY SUMMARY

CIVIC ADDRESSES

10420 96th Avenue, Fort St. John, BC

SITE SIZE

3.85 Acres

CAP RATE

6.57%

LEGAL DESCRIPTION

LOT 3, BLOCK 4, PLAN PGP8551, SECTION 36, TOWNSHIP 83, RANGE 19, MERIDIAN W6

PIDS

012-172-600
012-172-561
012-172-600
012-172-626
012-172-634
012-172-651
012-172-715
012-172-723
012-172-731
012-172-774
012-172-791
012-172-804

TENURE

Property to be delivered free and clear of all financial encumbrances.

ZONING

The subject property is currently zoned R3. (A full zoning schedule is available on request).

PRICE

\$1,640,000

3.85 acres lot
within the radius of
Downtown Fort St. John

THE OPPORTUNITY

To acquire a 100% interest in a 34-pad mobile home park on 3.85-acres in the downtown area of Fort St. John. The park is near full capacity and is connected to the municipal sanitary sewage system.

LOCATION

More than 20,000 people, mostly young families with children, call Fort St. John home. The City, located in the heart of the majestic Peace River country, is the largest regional service center in northeastern BC, servicing 64,000 people in outlying areas. A safe, clean and nourishing community, it is an excellent place to live, raise families, do business, have fun and retire.

THE ECONOMY

The most important centre for enterprise in the northeast region of British Columbia, Fort St. John's key industries are oil and gas, agriculture and forestry. Area residents, Fort St. John's greatest assets, are skilled employees, entrepreneurs, franchise owners and wealth creators. An excellent transportation network of air, rail, and highway links keep Fort St. John plugged in to major markets in British Columbia, Alberta and beyond.

IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer



Source: fortstjohninfo.com

FORT ST. JOHN BRITISH COLUMBIA

With a population of 22,283 and growing with the city itself, Fort St. John is the largest city in Northeastern BC. Fort St. John is not only the largest city in the Northeast Region of BC; it is also the largest city in British Columbia situated along the world-famous Alaska Highway. If you are driving the highway, we invite you to stop in and explore all that Fort St. John has to offer. You won't be disappointed!

Fort St. John is "The Energetic City" for good reason. The title reflects not only our large resource base of oil, natural gas, forestry and agriculture, but also the vitality of our residents who are, on average, 8.8 years younger than the average population in the rest of the province. Modern day pioneers continue to bring a fresh spirit of exploration,

innovation and connection to community within our city.

Fort St. John is accessible year-round by air with daily flights to and from major Western Canadian markets or via ground transportation on major highways, including the scenic Alaska Highway. Today, hundreds of thousands of tourists travel this historical route to Fort St John and beyond. Now completely paved, the highway offers a fantastic display of wildlife, breathtaking landscapes, and adventures sure to excite the young and the young at heart!

The North Peace is well connected! Highway 97 runs along the Peace River, connecting the North Peace Region to Highway 16 and the Northern Corridor.

Total Population

22,283

Median Age

32.0

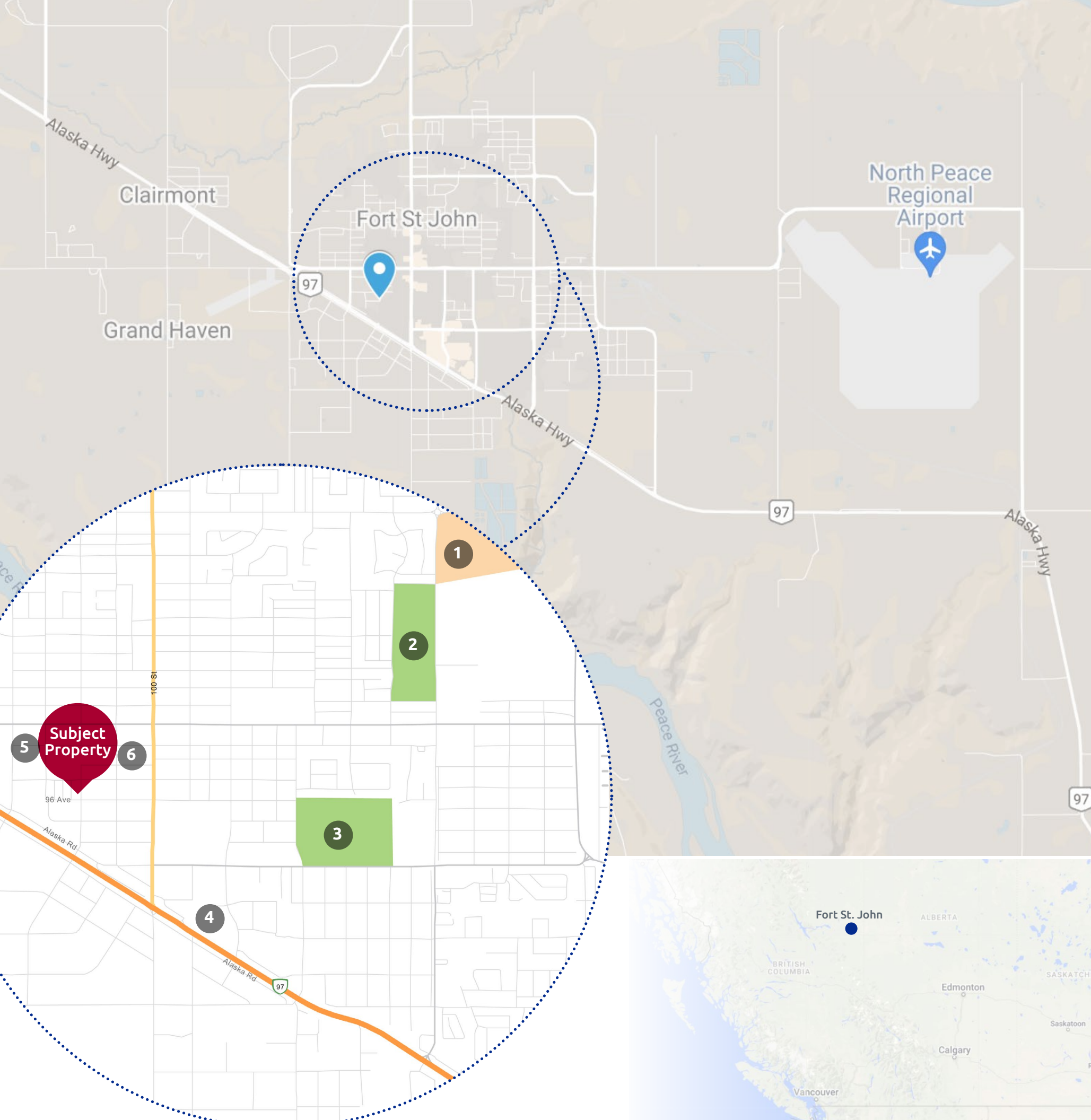
Median Household Income

\$107,091

Economy

Oil and Gas, Forestry,
Agriculture, and Tourism





POINTS OF INTEREST

1. Fort St. John Hospital
2. Surerus Park
3. Toboggan Hill Park
4. Totem Mall
5. Bert Bowes Middle School
6. Ecole Central Elementary



RENT ROLL

JANUARY 2022

34 pad

6.57 % CAP

PADS	MONTHLY RENT	ANNUAL RENT	% TOTAL REVENUE
101	\$370	\$4,440	1.86%
102	\$450	\$5,400	2.26%
104	\$370	\$4,440	1.86%
105	\$370	\$4,440	1.86%
106	\$370	\$4,440	1.86%
109	\$450	\$5,400	2.26%
111	\$377	\$4,524	1.89%
115	\$520	\$6,240	2.61%
118	\$365	\$4,380	1.83%
119	\$365	\$4,380	1.83%
120	\$450	\$5,400	2.26%
121	\$414	\$4,968	2.08%
122	\$370	\$4,440	1.86%
124	\$461	\$5,532	2.31%
126	\$510	\$6,120	2.56%
128	\$525	\$6,300	2.63%
130	\$520	\$6,240	2.61%
132	\$365	\$4,380	1.83%
134	\$450	\$5,400	2.26%
136	\$365	\$4,380	1.83%
140	\$0	\$0	0.00%
142	\$0	\$0	0.00%
146	\$461	\$5,532	2.31%
147	\$430	\$5,160	2.16%
149	\$0	\$0	0.00%
151	\$377	\$4,524	1.89%
153	\$370	\$4,440	1.86%
155	\$450	\$5,400	2.26%
156	\$450	\$5,400	2.26%
159	\$450	\$5,400	2.26%
160	\$500	\$6,000	2.51%
162	\$450	\$5,400	2.26%
163	\$450	\$5,400	2.26%
164	\$450	\$5,400	2.26%
TOTAL	\$13,275	\$159,300	100%

INCOME & EXPENSE STATEMENT

GROSS INCOME

Rental..... \$159,300

TOTAL **\$159,300**

EXPENSES

Licences and Permits..... \$125
 Property Tax..... \$9,925
 Management Fees \$9,358
 Lawn and Grounds Maintenance..... \$19,074
 Building Repairs/Maintenance \$8,948
 Maintenance Supplies \$2,889
 BC Hydro..... \$1,202
 Water & Sewer..... \$40

Total Expenses **\$51,562 (32%)**

NET OPERATING INCOME **\$107,738**

CONTACT

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COMMERCIAL

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