

16 ACRES
WELL- ESTABLISHED YEAR-ROUND CAMPGROUND



PT SE 10-50-2 W4
COUNTY OF VERMILION RIVER , AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR SALE

\$899,900.00

Property Features

- Purchase this well- established year-round campground, ideally situated midway between Edmonton and Saskatoon along the TransCanada Hwy 16.
- This campground was planned and constructed in stages- phase 1 was completed in 2011 and phase 2 completed in 2014.
- Campground is zoned commercial and the property encompasses aprox 16 acres of land.
- This campground serves daily, monthly or annual customers and is an easy commute for people working in the surrounding community.
- There are fixed structures included in the sale which includes a campground shower house/shop building, a campground community building with attached heated storage area and a pole shed cold storage building.
- 96 campsites - approx 7 acres. 6 - drive through 15/30/50 amp with full water & sewer.
- 40 overflow sites with water and temporary 15 amp service.
- There is RV storage areas licensed for up to 200 units and a newly developed graveled area for additional parking with potential for large equipment truck/trailer, group camping, overflow and similar uses.
- Note: Sale will be subject to completion of final subdivision- upon final subdivision a new legal description will be created. Final subdivision is estimated to be completed by the end of December 2025.
- Also Note: adjacent acreage home/garage on 10 acres, and additional farmland with approx. 49 acres can also be purchase at an additional cost to the buyer.

PROPERTY OVERVIEW

Property Overview

Legal Description: Lot 2, Block 1, Plan 1325065

Acres: 16.0 Acres

Zoned: Commercial, Recreation

Tax Year 2024: \$9,379

Possession: Immediate

MLS #: A2270825



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



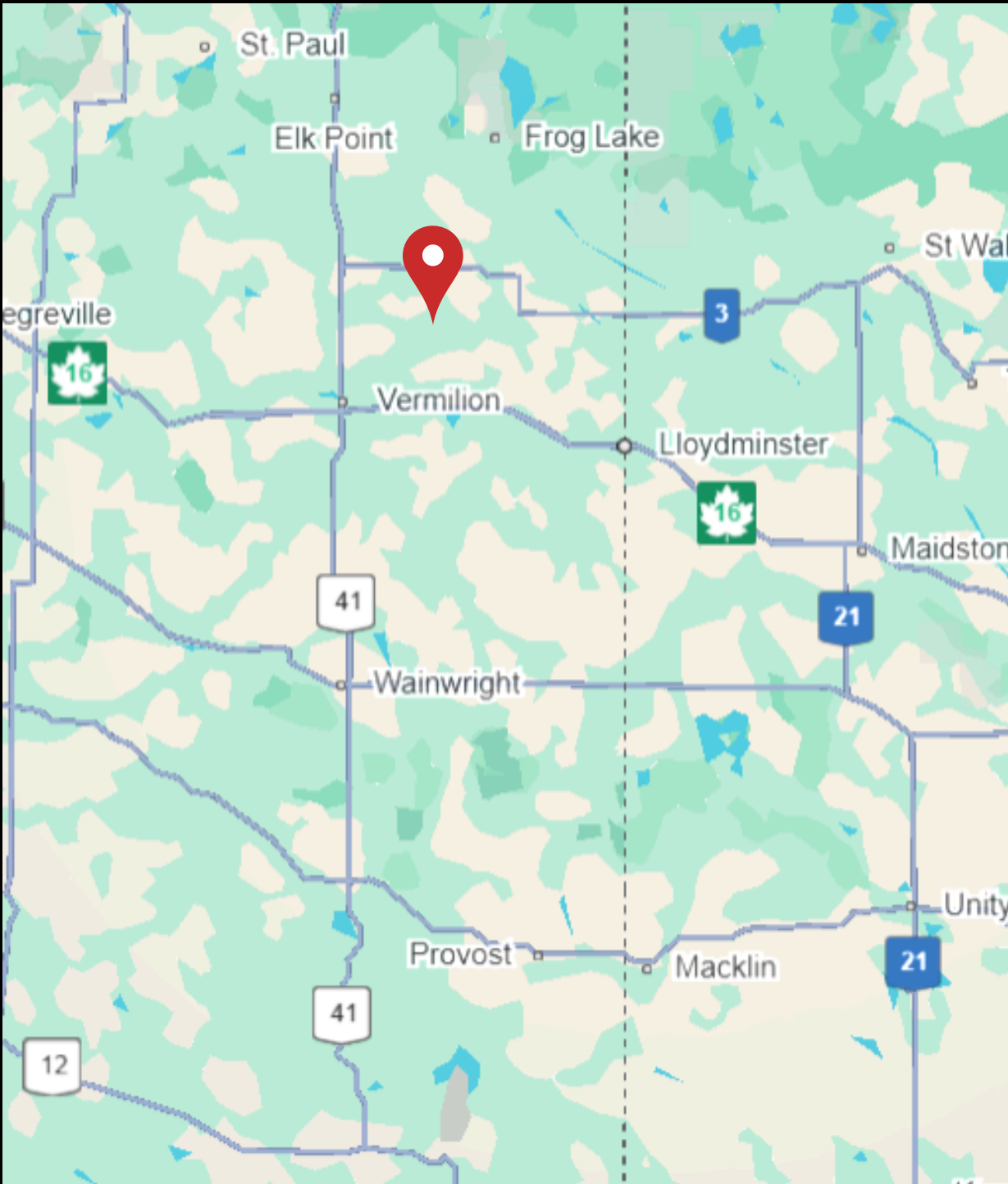
PROPERTY PHOTOS





PROPERTY PHOTOS

LOCATION MAP



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