

FOR SALE | River's Edge RV Park & Health Mine
29 Frontage Rd, Basin, MT



LISTING PRICE: \$2,400,000

Welcome to River's Edge RV Park & Merry Widow Health Mine

A rare extraordinary investment opportunity within the natural ambiance of Basin, Montana. Basin, only 30-min from both Helena & Butte, right off of busy Hwy 15, offers tremendous growth & allure of capturing visitors from all over the world. Spread across 20 acres with adjacent proximity to Boulder River, which is a popular local fishing destination. State-of-the art Merry Widow Health Mine and River's Edge RV Park attracts visitors from all over the country and world. From fishing and boating to hiking & picnicking, this opens up a world of outdoor activities and recreational opportunities all along the beautiful serene Boulder River.

Established RV Park with 51 RV sites + 25 tent camp sites with significant income generating from health mine and potential to attain substantial increase in revenues. Strong CAP rate of 7.1 from health mine income and RV park. The health mine adds a unique dimension, attracting health conscious individuals who seek balance and rejuvenation. Perfect income producing wellness operation and RV/camp park for an eager and motivated new owner.



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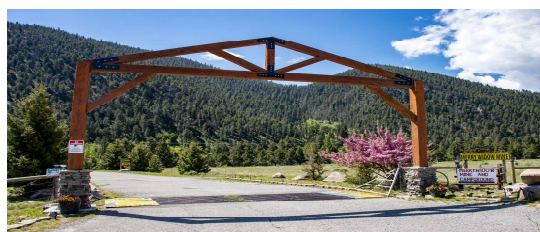
RIVER'S EDGE RV PARK & MERRY WIDOW HEALTH MINE

Adjacent to Beautiful Boulder River



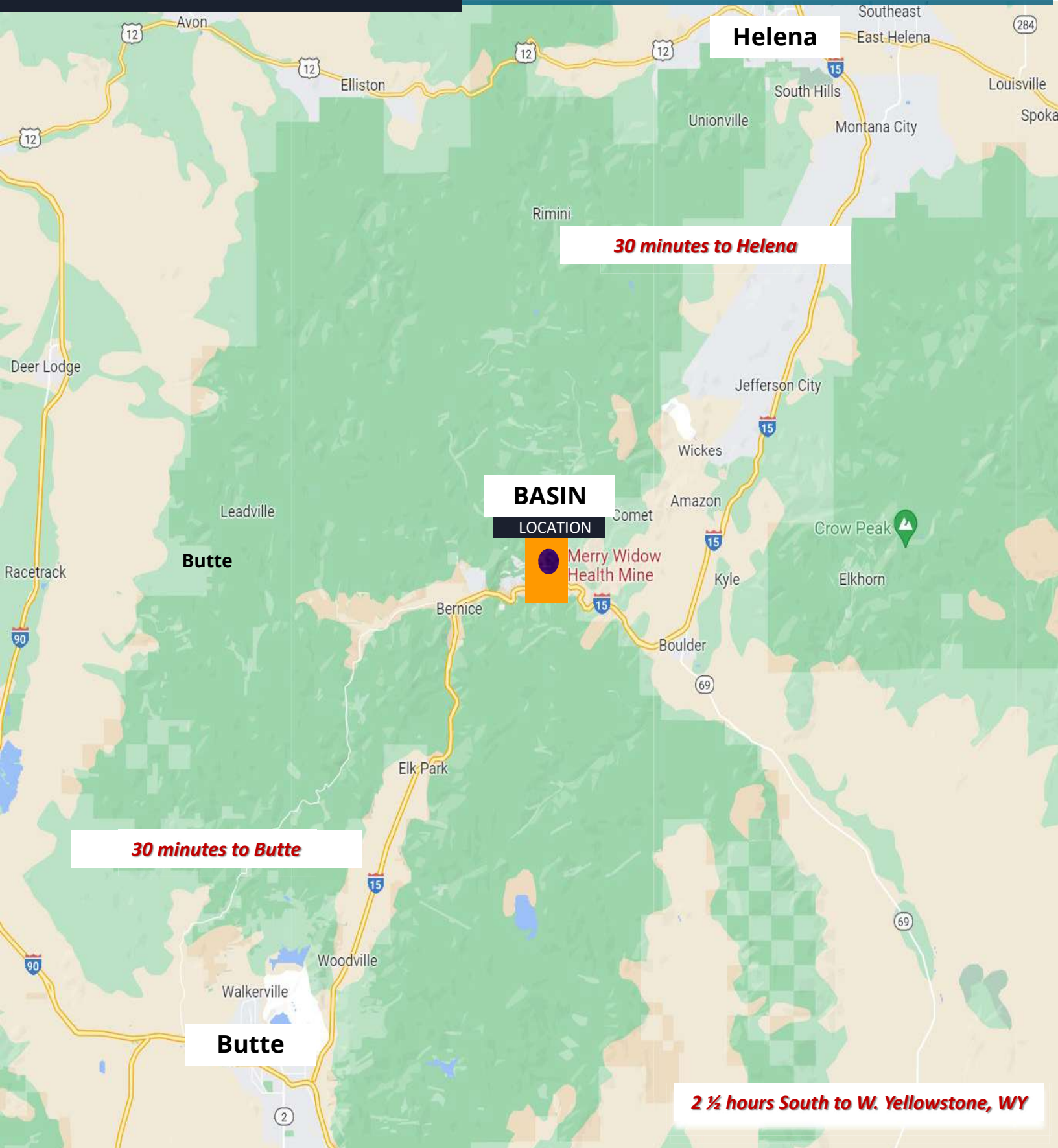
PROPERTY HIGHLIGHTS

- ❖ Rare investment location along the serene and peaceful Boulder River in Basin, Montana
- ❖ 26 acres on three, adjacent to busy Hwy 15, connecting the State Capital City of Helena and Butte
- ❖ Internationally known health mine, Merry Widow Health Mine, attracting visitors/guests from all over the world
- ❖ Established RV Park with 51-sites with 39 full hook-up + 25 tent camp sites with substantial room to expand. Additional RV full hook-ups available.
- ❖ Income generating health mine and RV park and camp sites with potential to attain substantial increase in revenues
- ❖ RV Park situated along busy Hwy 15, has untapped marketing opportunity to attain visitors exploring or fishing along Boulder River along with travelers visiting one of the most prominent National Parks in the US, Yellowstone National Park (2.5 hrs from W. Yellowstone)
- ❖ Basin hosts visitors exploring the various recreational activities of boating, hiking, fishing, camping and picnicking



RIVER'S EDGE DEVELOPMENT

PERFECT LOCATION – Minutes to Helena, the Capital of Montana and only 2.5 hrs to W. Yellowstone



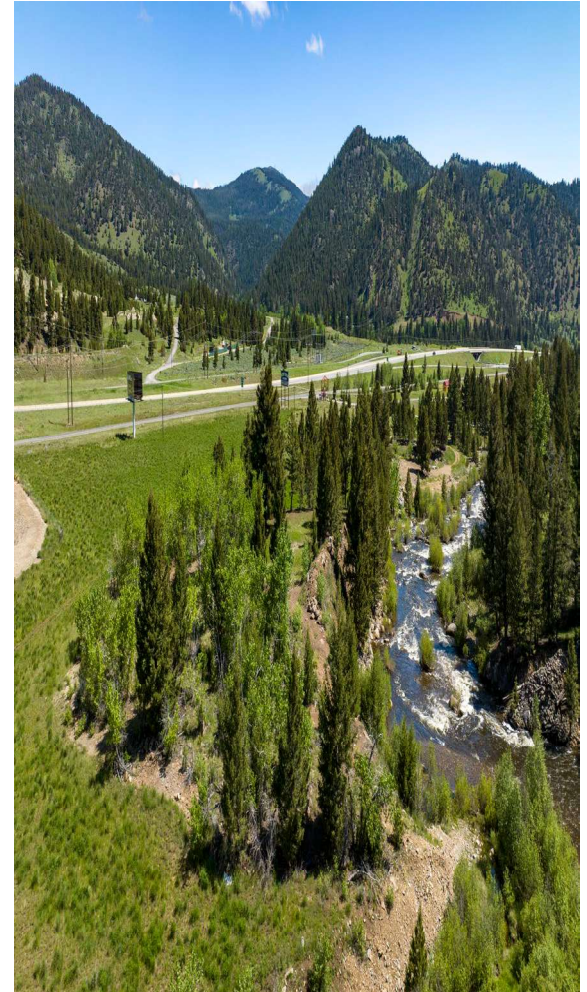
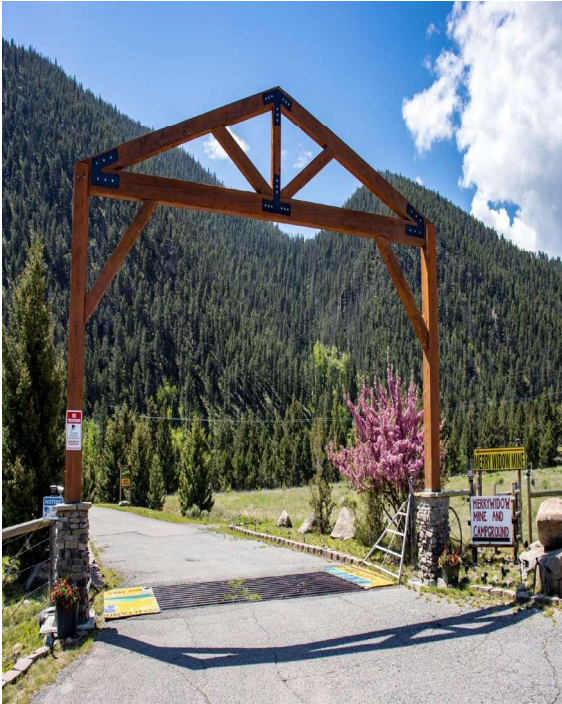
For more information:

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RIVER'S EDGE RV PARK & MERRY WIDOW HEALTH MINE

The Ultimate Investor's Dream Opportunity



For more information, please find NDA in the listing supplements or contact Tammie Freeman at tammie@ideallife.com

To view a tour of the phenomenal 26 acres of River's Edge RV Park & Merry Widow Health Mine in Basin, MT, you can use the link or scan the QR code below.

Property Video: <https://bit.ly/riversedgedevelopment>



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