

RE/MAX

ADVANTAGE Realty Ltd. Brokerage
Each Office Independently Owned & Operated

Thunder Bay, Ontario



95 Site Mobile Home Park/Campground

FOR SALE

1-4640 Hwy 11/17, Kakabeka Falls, Thunder Bay, Ontario



Priced at
\$2,400,000

Office and Gift Shop

EAVAN TRAVERS CCIM* *

eavan@eavan.ca

519-649-6000



* REALTOR® - All information to be verified, not intended to solicit clients already under contract

Happy Land
Campground
And Mobile



Mobile Home Park with
Year Round Accommodations
& Seasonal - Big Rig Destination Park

LOCATION:

- 1/2 mile from the Village of Kakabeka Falls
- 15 min from Fort William Historic Park
- 20 min drive from City of Thunder Bay
- Area known as Niagara of the North

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- Happy Land Park developed over 50 years
- The mobile park is adult oriented (55+)
- 30 mobile home sites with 62'x100' lots
- With under ground power/water/sewer/nat. gas
- Campground with 65 sites
- Specializing in big rig drive thrus
- Owner's home is 3 bedroom split level
- Cathedral ceilings & rustic beams
- Hardwood & tile flooring throughout
- Gas fireplace & wood insert fireplace
- Outdoor sauna with change room

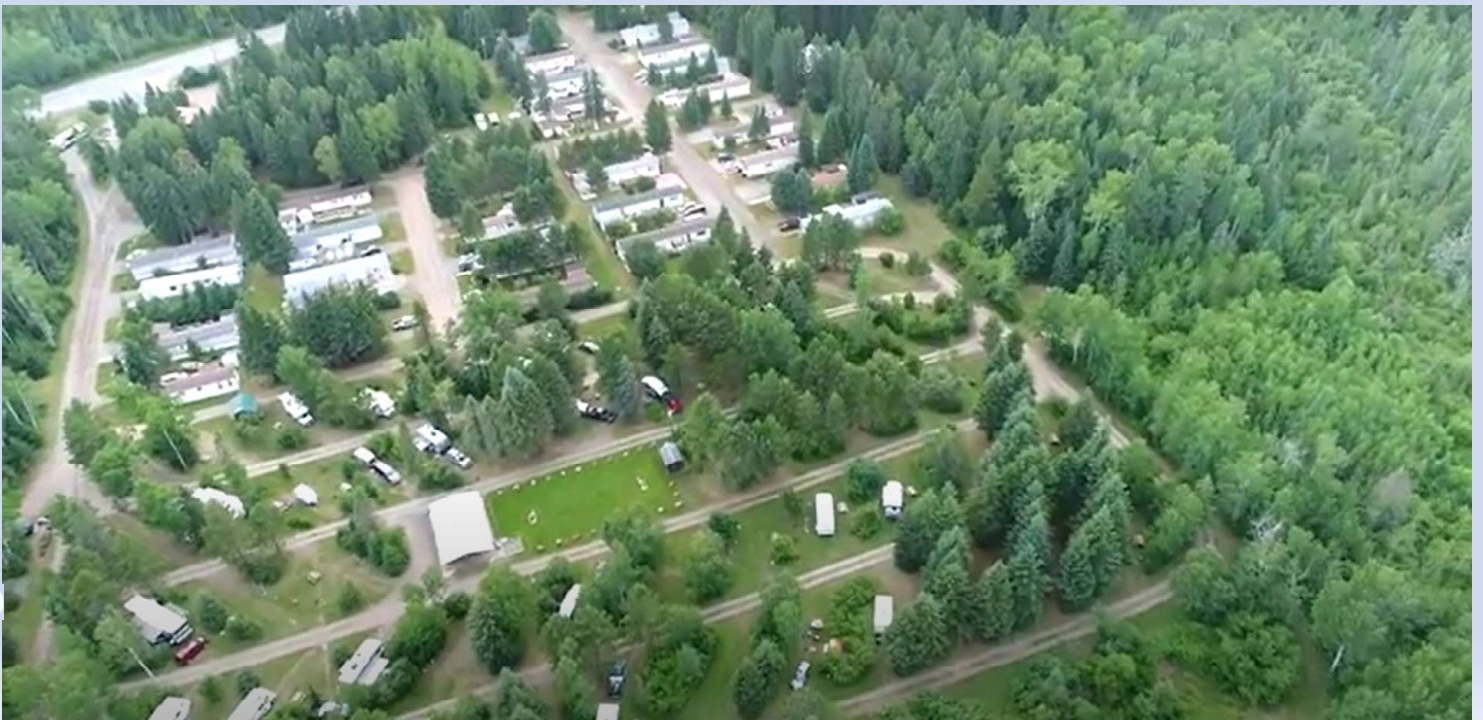




Seasonal Camping Opportunities

- 38 full hookup sites
- 18 pull through/electric only
- 7 pull through/basic
- 2 camping cabins/electric only

** Full hookup includes hydro, water, sewer & wifi*





Pool, Hot Tub and Change Room

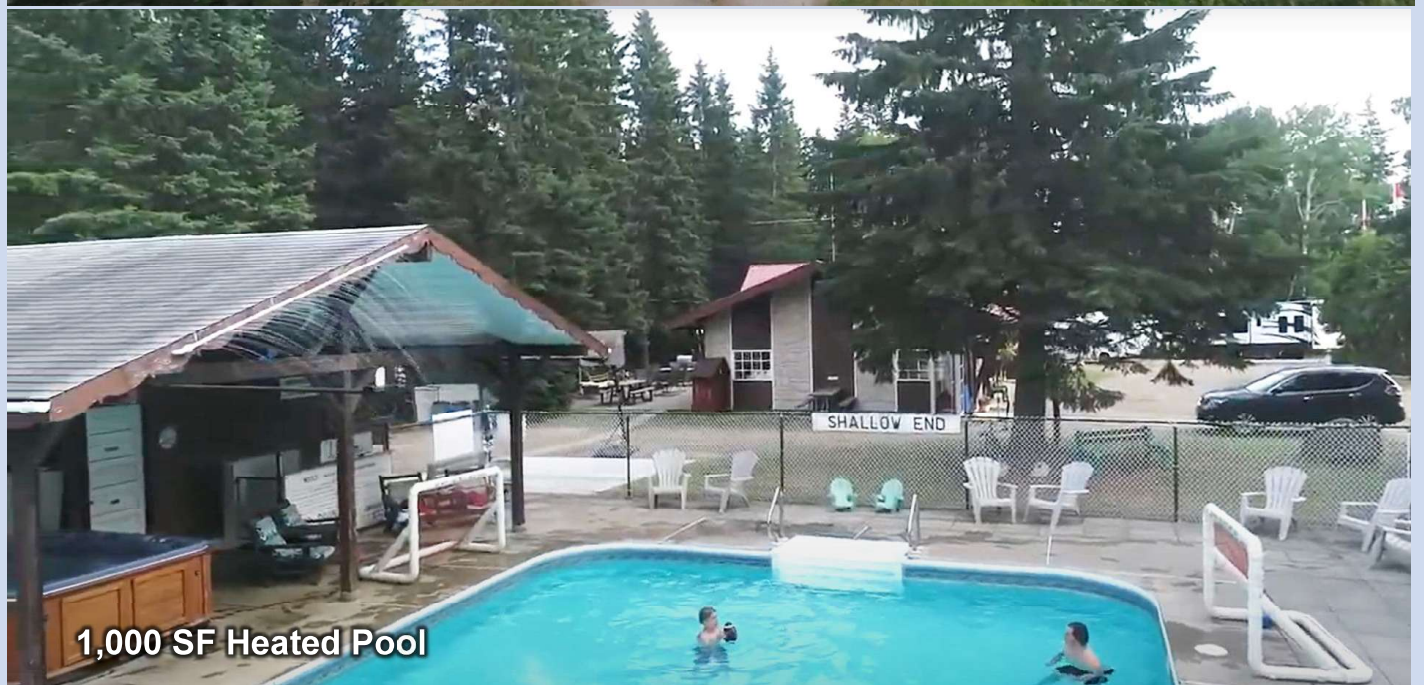
- 1,000 SF heated swimming pool
- 6 person hot tub (open seasonally)
- Washrooms, showers & laundromat (updated)
- Additionally there is a dump station for RV's



Mobile Home and Big Rig Transient Sites



Drive Through Sites



1,000 SF Heated Pool



Privacy and Convenience



Washroom Handy for Guests



Shower & Change Rooms



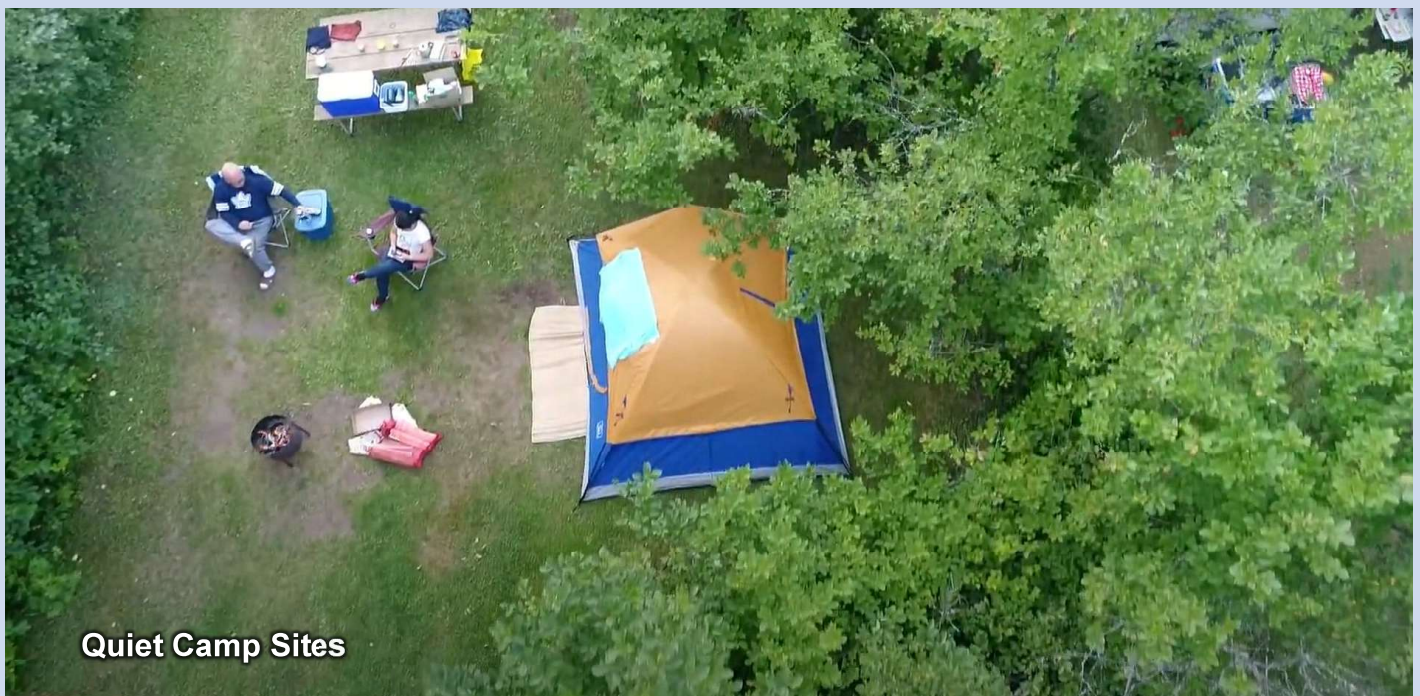
Common Bathrooms



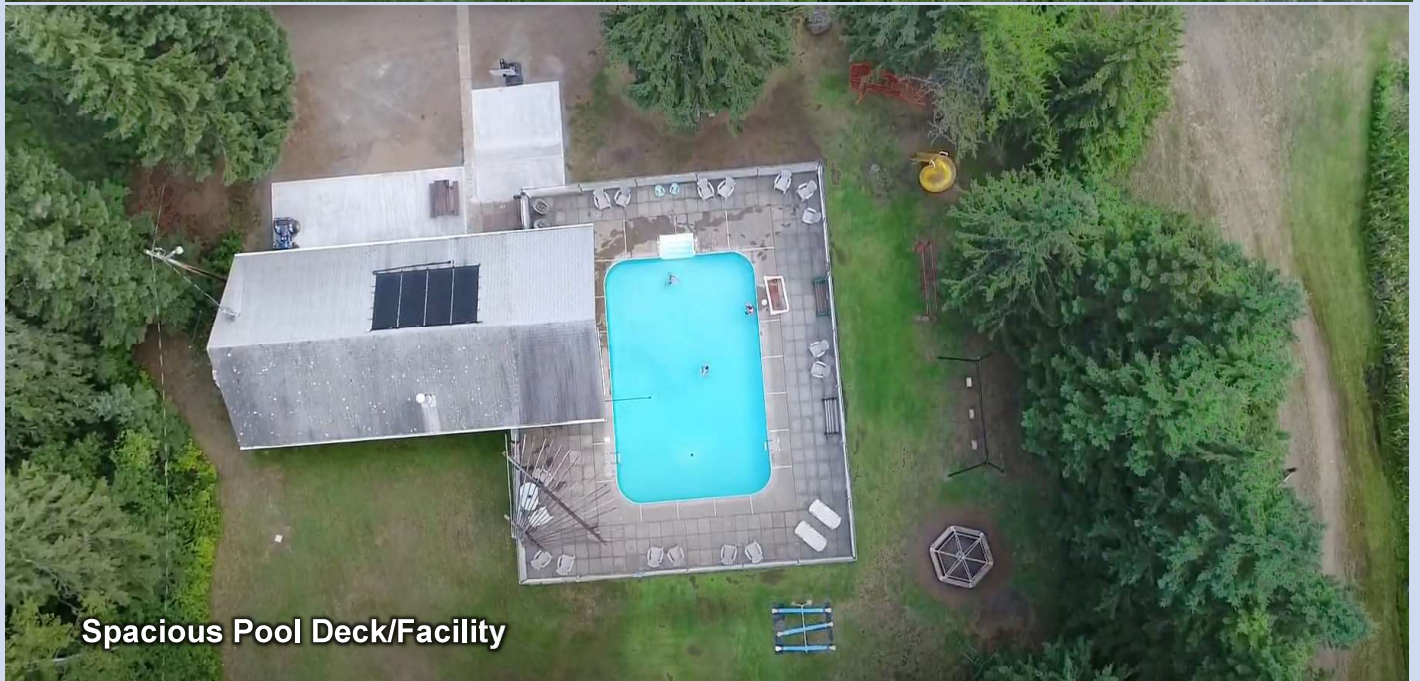
Roomy Sites



Cozy Cabins



Quiet Camp Sites



Spacious Pool Deck/Facility



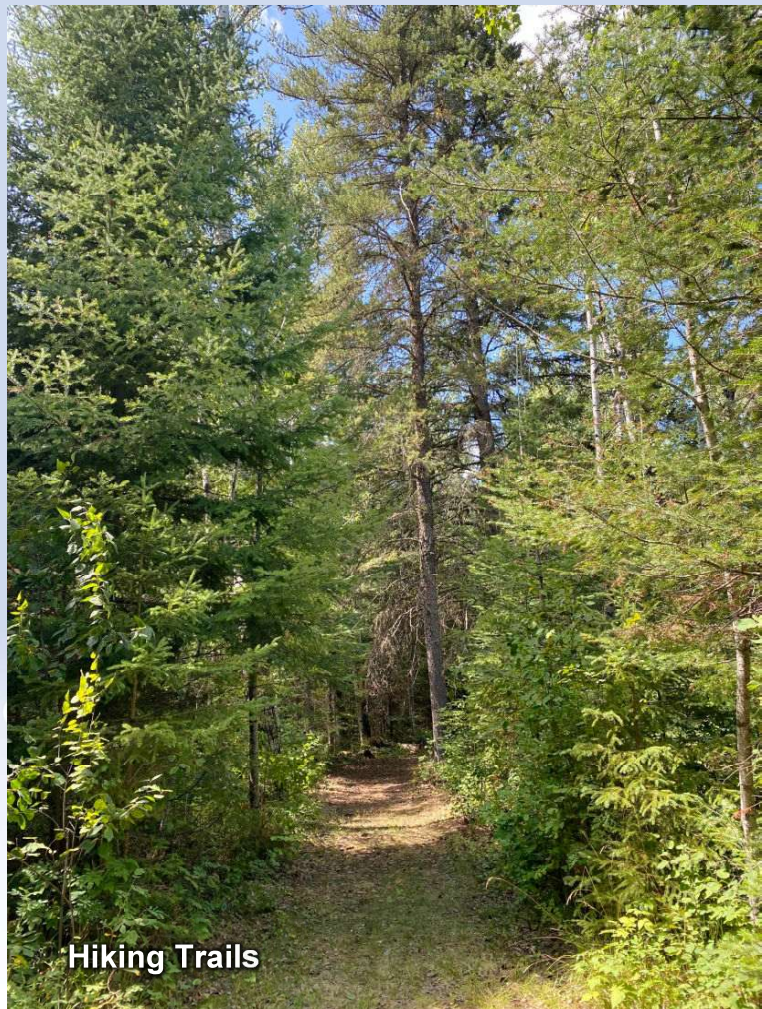
Playground on Site



Rental Cabins Available



Room for a Family



Hiking Trails



Mail service at entrance