

For Sale

Exceptionally Well Located Manufactured Home Community

5029 34 Street,
Red Deer, Alberta



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10.93 Acre Income Producing Site

Creekside Mobile Home Park offers a rare combination of stable income and significant development potential in central Red Deer, Alberta. This 10.93-acre site is currently operational with 77 sites at near-full occupancy, generating reliable cash flow while providing flexibility for future development.

Recently rezoned to Residential High-Density (R-H), the property can accommodate up to 300 residential units, including apartments, townhomes, and supportive living, with additional potential for mixed-use amenities such as daycares and specialty retail.

Strategically located off of Gaetz Avenue, Red Deer's main north-south corridor, adjacent to the Red Deer Resort & Casino and close to the Regional Hospital Centre and Red Deer Polytechnic, the site benefits from strong connectivity and surrounding amenities, enhancing both current demand and future market appeal.

Creekside represents a unique opportunity for developers to capitalize on Red Deer's growth, combining prime location, scale, and zoning flexibility for phased or full-scale residential transformation.



Municipal Address

5029 34 Street, Red Deer, Alberta

Site Area

10.93 Acres

Zoning

Residential High Density (R-H)
up to 300 units

Number of Tenants

77 Home Stalls

Current Occupancy

99% occupied (76 of 77)

Lease Terms

Flexible leases

Offering Price

Unpriced

Income, Location, Opportunity

Investment Highlights

- **10.93 Acres:** Prime site for high-density residential development;
- **Income-Generating:** 77-site manufactured home community, ~99% occupied, with strong and stable in-place income;
- **R-H Zoning:** Supports up to 300 units – apartments, townhomes, supportive living;
- **Mixed-Use Potential:** Residential, specialty retail, restaurants, and more;
- **Phased Development Potential:** Flexible lease termination rights and allow for phased development;
- **Strategic Location:** Adjacent to recently upgraded Red Deer Resort & Casino, close to downtown, hospital, and Red Deer Polytechnic;
- **Excellent Access:** Gaetz Avenue, 32nd Street, and Taylor Drive connectivity;
- **Fully Serviced:** Municipal water, sewer, and utilities in place;
- **Strong Market:** Red Deer's growth, affordability, and pro-development policies support long-term upside;
- **Green Space:** Adjacent to Waskasoo Creek;
- **Well Amenitized Area:** Close proximity to a broad selection of grocery, retail and health services.

**10.93 Acres of Development Land with Stable
Residential Holding Income**



Red Deer Overview

- Red Deer is Alberta's third-largest city, strategically located midway between Calgary and Edmonton along the Queen Elizabeth II Highway;
- The city benefits from strong regional connectivity, serving as a hub for trade, services, and logistics in Central Alberta;
- Red Deer's population has surpassed 110,000 people, with steady growth supported by record provincial in-migration drawn to the City's economy;
- Major infrastructure investments, including the \$1.8B expansion of the Red Deer Regional Hospital, are driving employment, supporting population growth, and strengthening the city's position as a key regional hub;
- The City has recently advanced higher-density residential policies, creating opportunities for multifamily and mixed-use development;
- Red Deer offers a diverse and growing economy, anchored by health care, education, manufacturing, and professional services, supporting consistent housing demand;
- The city's young and expanding workforce, with a median age of 38.8 years (below the national average), underpins long-term housing demand and rental growth.

COMMERCIAL CENTRES

1

GAETZ AVENUE CROSSING & SOUTHPOINTE COMMON Major Retailers, Food & Services

Walmart, Sobeyes, RONA+, Home Depot, The Brick,
AMA - Alberta Motor Association, London Drugs, Icon Vision Care

2

BOWER PLACE: 100+ Stores. Fashion, Food, Fitness & Services

Sunterra Market, Shoppers Drug Mart, Canada Post, Motion Fitness, BMO
Bank of Montreal

COMMUNITY & RECREATION

1

RIVERFRONT RECREATION CORRIDOR:

Bower Ponds, Great Chief Park, Kiwanis Picnic Park/Waskasoo,
Red Deer Golf & Country Club

2

ST. MARTIN DE PORRES SCHOOL

3

WESTPARK MIDDLE SCHOOL

4

RED DEER POLYTECHNIC

5

WEST PARK ELEMENTARY SCHOOL

6

ECOLE LA PRAIRIE

7

RED DEER RECREATIONAL CENTRE

8

ECOLE MOUNTVIEW SCHOOL

9

COLLICUTT CENTRE

HEALTH SERVICES

1

CENTRAL ALBERTA MEDICAL IMAGING SERVICES (CAMIS)

2

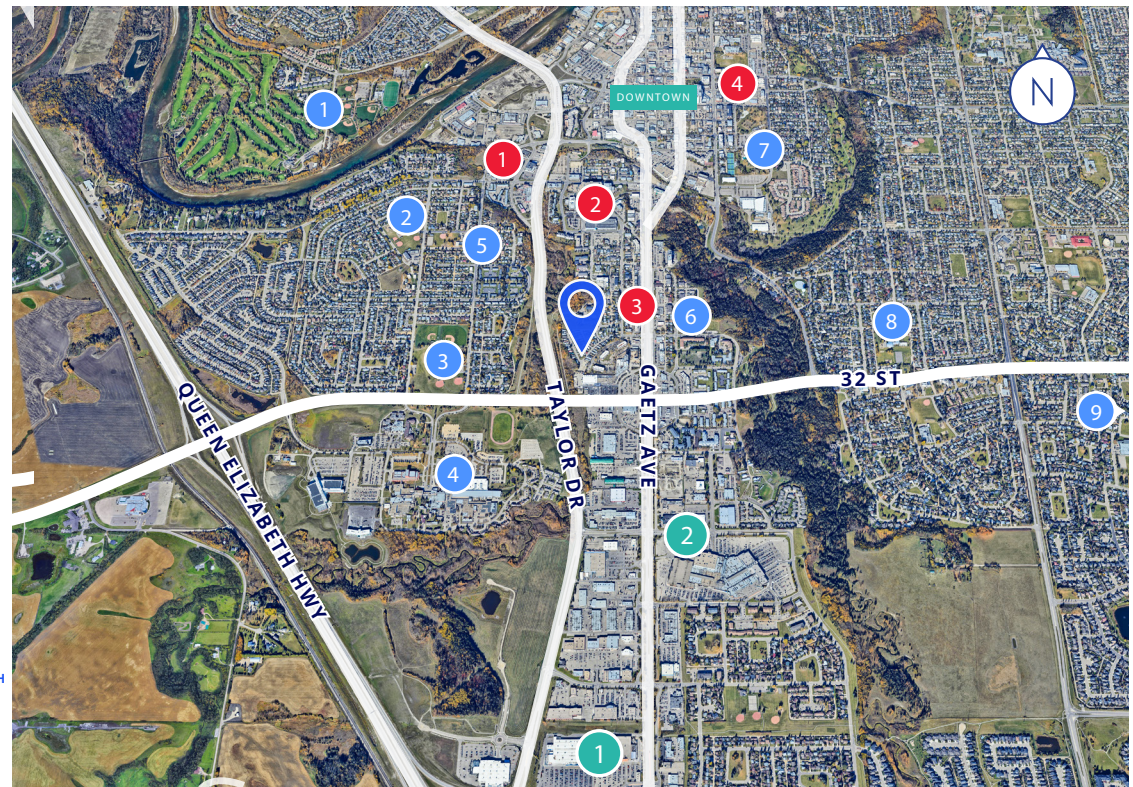
RED DEER REGIONAL HOSPITAL CENTRE

3

DISCOVERY WALK-IN & MEDICAL CLINIC

4

49TH STREET COMMUNITY HEALTH CENTRE



Process

The Property is being offered for sale on an **unpriced basis**.

Interested parties are invited to submit an executed Confidentiality Agreement in order to receive further information and access to the online data room.

For further information on this offering, please contact the following Colliers professionals:

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