

FOR SALE | River's Edge RV Park & Health Mine

29 Frontage Rd, Basin, MT



**EXCLUSIVELY
LISTED:**

\$2,400,000

Welcome to the River's Edge RV Park & Health Mine!

A rare RV Park & Health Mine investment opportunity within the natural ambiance of Basin, Montana. Basin, only 30-min from both Helena & Butte, right off busy Hwy 15. This park and health mine offers tremendous growth & the allure of capturing visitors from all over the world. An established RV Park with a 7-CAP rate, includes 51-sites (39- full hook-ups + add'l 10 hook-ups available) and 25 tent camp sites with substantial room to expand. State-of-the-art income generating Merry Widow Health Mine which captures visitors from all over the world. Opportunity to attain substantial increase in revenues. Laundry, clubhouse, bath/shower facilities on site. Large 1,400 sf storage building onsite. Spread over approximately 20 acres, there is potential to add additional tent/camp sites along the Boulder River. Overlooking the mountains and river, shopping/retail, warehouses and high demand self-storage all within close proximity to the pristine Boulder River and a state-of-the art Merry Widow Health Mine and RV Park. From fishing and boating to hiking & picnicking, this opens up a world of outdoor activities and recreational opportunities all along the beautiful and serene Boulder River.



Tammie Tom-Freeman | Venture Real Estate Group

(425) 835-2304 | tammie@vreg.co | <https://vreg.co>

RIVER'S EDGE RV PARK

Adjacent to Beautiful Boulder River



PROPERTY HIGHLIGHTS

- ❖ Rare RV Park & Health Mine investment location along the serene and peaceful Boulder River in Basin, Montana
- ❖ ~20 flat acres, 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 w/ 10 add'l available + 25 tent camp sites with substantial room to expand.
- ❖ Income generating health mine and RV park and camp sites with potential to attain substantial increase in revenues
- ❖ Tremendous opportunity to expand tent/camp sites along the river
- ❖ Ready-to-build infrastructure with level parcels, roads with access from main Hwy 15, and connected public utilities
- ❖ Basin hosts visitors exploring the various recreational activities of boating, hiking, fishing, camping and picnicking

Explore the potential of River's Edge Development project and be part of a visionary community that combines the beauty of nature, wellness, and prosperous living. Create a legacy project that captures the imagination and hearts of future residents and visitors from all over the world.

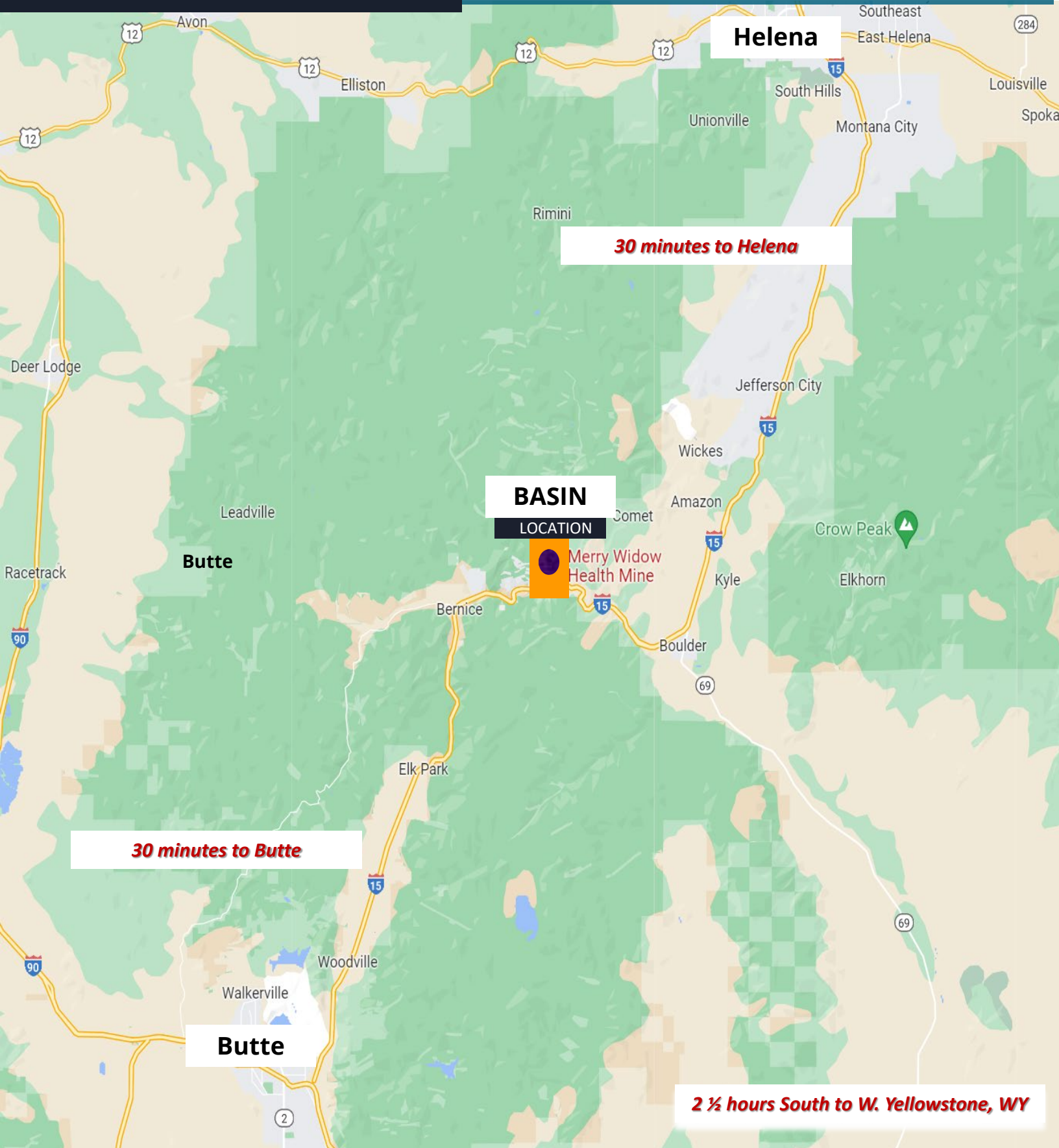
For more information on Seller Financing please contact Listing Agent, Tammie Freeman.



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RIVER'S EDGE RV PARK & MERRY WIDOW HEALTH MINE

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



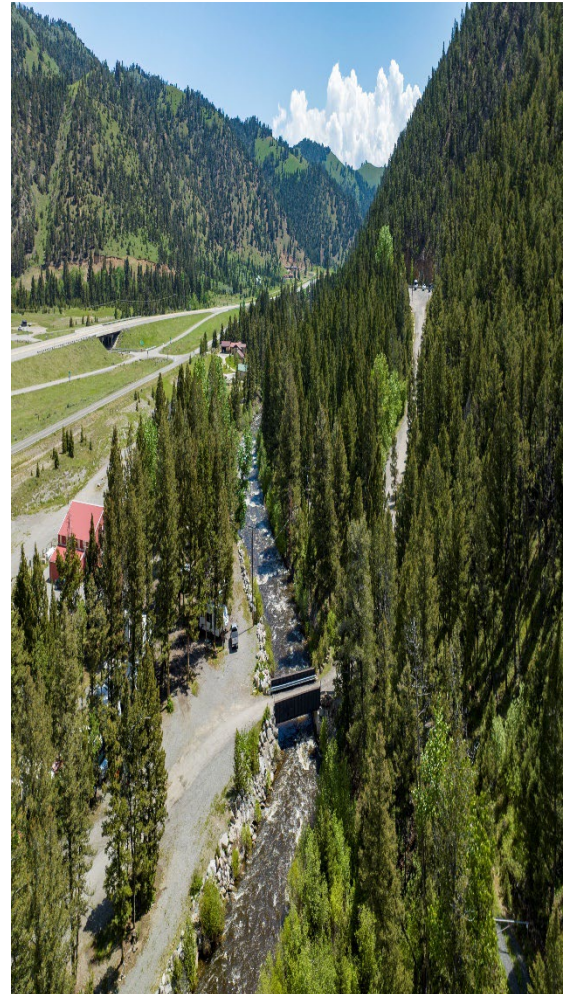
For more information:

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RIVER'S EDGE DEVELOPMENT

Rare RV Park Investor's Opportunity



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To view a tour of the phenomenal 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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