

COURT ORDERED SALE

FORMER POTTERS HAND CAMPGROUND

NAI Commercial

60 FULLY LANDSCAPED SITES
ON 11.9 ACRES±

RIVERSIDE GOLF COURSE

LITTLE SMOKY RIVER

TWP RD 693A

RR 220

**FURTHER
REDUCED!**
NOW: \$530,000 \$499,000

69267 RANGE ROAD 220 | M.D. OF GREENVIEW NO. 16, AB

CAMP SITE FEATURES



Recently constructed: Primary administrative and ancillary buildings built in 2016



Valuation: Current construction costs to replicate campground infrastructure higher than sale price



Location: Situated in the picturesque Valleyview area, steps away from the Little Smoky River and Riverside Golf Course



Abundant Site Amenities:

- Camp sites are 30'Wx75'L
- Winter camping and site services available
- 45 sites equipped with full power/water/sewer services backing forested area
- 15 sites offer pull through entry
- On site amenities include beach volleyball court, horse shoe pits and much more



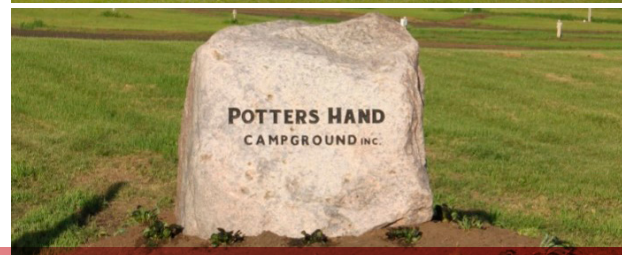
Sale price: \$630,000 **REDUCED \$499,000**

VINCE CAPUTO

Partner

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

PROPERTY INFORMATION

ADDRESS 69267 Range Road 220,
MD of Greenview No. 16, AB

ZONING M - Industrial District

PROPERTY TAXES \$4,599.07 (2022)

SALE PRICE \$630,000 **REDUCED \$499,000**

ADMINISTRATIVE BUILDING INFORMATION

SIZE 1,248 sq.ft.±
One storey standalone building

CONSTRUCTION Wood frame

YEAR BUILT 2016

LEGAL Plan 1525224, Block 1, Lot 2
DESCRIPTION

ANCILLARY BUILDINGS

- Two 10' x 16' Men's & Women's Bathrooms & Storage Shed Buildings:
- Built: circa 2016.
- Construction: Wood frame construction buildings

SITE FEATURES

LAND SIZE 11.90 acres

SERVICES Private drilled water well, two septic holding tanks and public utility provided electricity and natural gas (TBC by Purchaser)

- ADDITIONAL SITE AMENITIES
- Fully landscaped sites
 - Well compacted asphalt millings and gravel-surfaced roadways
 - 60 RV stalls each have a 20/30-amp electrical hookup and firepit
 - 15x: full season fully serviced sites with electrical, sewer and heat-taped water line hookups
 - 30x: 3-season-capable fully serviced sites with electrical and standard sewer/water line hookups
 - 15x: Sites with power hookups only
 - Tenting areas with firepit
 - Four horseshoe pits
 - Beach volleyball court
 - Coin operated showers and flush toilets

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69267 RR 220 | M.D. OF GREENVIEW NO. 16, AB

13 MINUTE DRIVE
TO VALLEYVIEW



< 1 MINUTE DRIVE
RIVERSIDE GOLF COURSE



< 1 MINUTE DRIVE
LITTLE SMOKY RIVER



VALLEYVIEW

TWP RD 693A

RR 220

RIVERSIDE
GOLF COURSE

Welcome to Valleyview, Alberta 'Portal to the Peace' Est. 1957

A combination of a balanced economy, excellent investment opportunities, friendly neighbours and big city amenities – in a small town setting – make for remarkably high-quality living.

Located 350 km north of Edmonton and 115 km east of Grande Prairie, the Town of Valleyview has a population of 1,972, with a trading area of 5,000. Valleyview is strategically located at an important crossroads that lead to Canada's north.

Excellent paved highways allow for travel to northern destinations. Highway 49 leads to the Northwest Territories by way of Peace River and the Mackenzie Highway. Highway 43 leads to Dawson Creek, the Alaska Highway and adventure in northeastern British Columbia, the Yukon and Alaska.



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