

COURT ORDERED SALE

FORMER POTTERS HAND CAMPGROUND

NAICommercial

**60 FULLY LANDSCAPED SITES
ON 11.9 ACRES±**



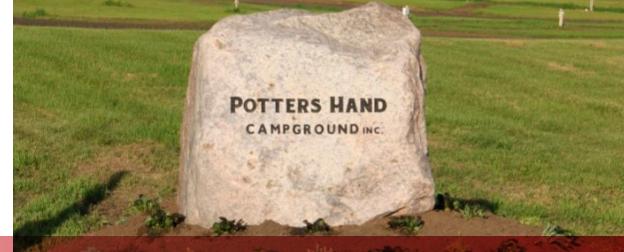
69267 RANGE ROAD 220 | M.D. OF GREENVIEW NO. 16, AB

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.
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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	<ul style="list-style-type: none"> Fully landscaped sites Well compacted asphalt millings and gravel-surfaced roadways 60 RV stalls each have a 20/30-amp electrical hookup and firepit <ul style="list-style-type: none"> 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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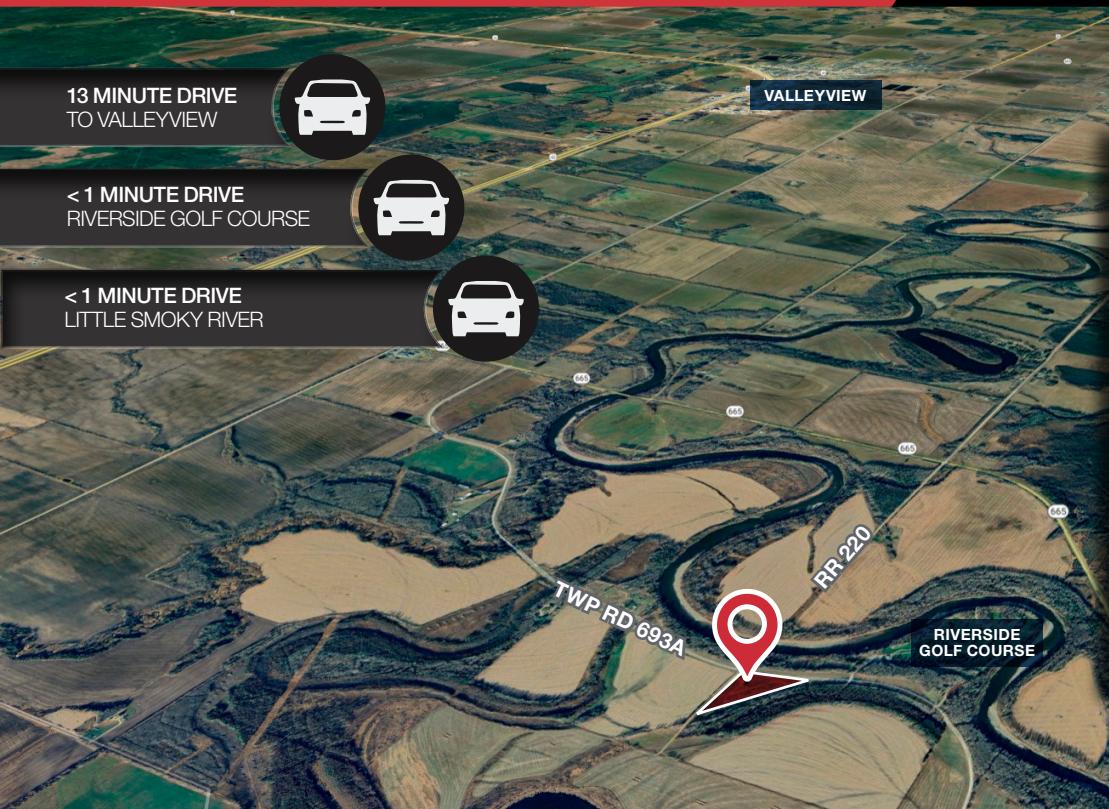


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Welcome to Valleyview, Alberta

'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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