



# RIVER WALK MOBILE HOME PARK



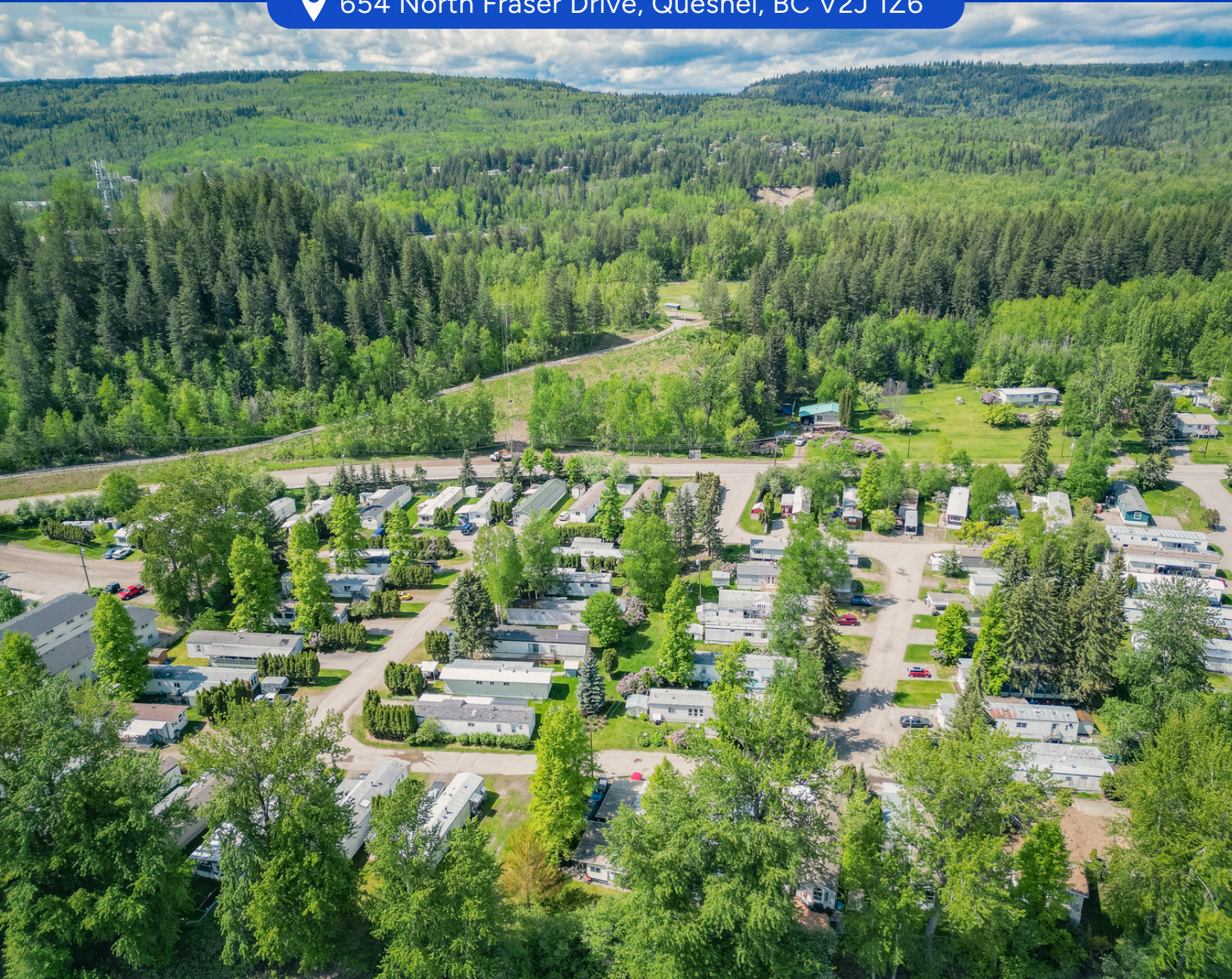
Hassle Free Secure  
Investment



Great holding  
income potential



654 North Fraser Drive, Quesnel, BC V2J 1Z6



**Sat Swaich**

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real



# OPPORTUNITY

Seize this investment opportunity at River Walk Park in Quesnel! There’s a reason mobile home parks are so hard to find! Enjoy the steady cash flow and the assurance of an appreciating asset for investors. Nestled alongside the river, this friendly and serene community boasts mature residents and a prime location near elementary and secondary schools. With city sewer and water, plus units featuring recent renovations and great condition. Expect a very low turnover with long-term hassle-free tenants, this park ensures growth and stability! Don't miss out – secure your investment at this mobile home park today!

## SALIENT DETAILS

ADDRESS:	654 North Fraser Drive, Quesnel, BC V2J 1Z6
LEGAL:	Lot 2 Block 14 District Lot 1226 Cariboo District Plan 2798
ZONING:	MHP-1 – Manufactured Home Park 55 Mobile Home Pads C– 2A North Fraser Drive Local Commercial
PID:	013-779-397    009-011-196 014-118-777    013-779-389 014-118-815
LOT SIZE:	5.71 Acres
YEAR BUILT:	1975
TAXES:	\$15,360.00
OCCUPANCY:	55 Mobile Home Pads
PRICE:	\$3,300,000
SERVICES:	<ul style="list-style-type: none"><li>• Municipal sanitary sewer</li><li>• Water, hydro, &amp; electricity</li><li>• Telephone</li><li>• Natural gas</li><li>• Cable vision</li><li>• Fire &amp; Police protection</li></ul>



# HIGHLIGHTS



**Location:**  
Prime location with frontage on North Fraser Drive, Fawcett Avenue, and Edkins Street.



**Infrastructure:**  
Connected to municipal sewer and water make this a hassle free investment.



**Financial:**  
At a 5.5% CAP, this is a sound and proven investment for positive cashflow and growth!



**Size:**  
This mobile home park spans 5.71 acres, offering ample space for existing pads

# NEIGHBORHOOD

This property is one of 3 mobile home parks in the area. Adjacent to it is a 52-pad mobile home park, with another park located approximately 3 km southwest. Although on the opposite side of the Fraser River from the downtown core, the property enjoys centrality within Quesnel, with convenient access to downtown via a walking trail and footbridge, located about 2 km southeast. Surrounding properties consist of a mix of modern townhouse complexes, Fourplexes, mobile home parks, and older single-family residences of fair quality. Additionally, there are some secondary service commercial properties in the near area. North Fraser Drive serves as the primary traffic route through the neighborhood, connecting to rural areas in Bouchie Lake and west along the Nazko Road.





# PROPERTY OVERVIEW

## 7 Mobile Homes Owned by Seller & Included in Sale



UNIT 2	
YEAR:	1973
TYPE:	14' x 66' WINDSOR DELUXE
MHR:	047776



UNIT 5	
YEAR:	1973
TYPE:	12' X 56' MODULINE LAMPLIGHTER
MHR:	022102



UNIT 21	
YEAR:	1980
TYPE:	14' X 66' MANCO MEADOWBROOK
MHR:	046224



UNIT 38	
YEAR:	1995
TYPE:	14' x 66' TRIPLE BIRCHWOOD MEDALLION
MHR:	076761



UNIT 44	
YEAR:	1982
TYPE:	14' X 66' MANCO MEADOWBROOK
MHR:	053949



UNIT 45	
YEAR:	1995
TYPE:	14' X 66' WINALTA SHELTERS RIDGEWOOD
MHR:	077858



UNIT 46	
YEAR:	1996
TYPE:	14' X 6' MODULINE GIBALTAR
MHR:	079083

# LOCATION

The River-Walk Manufactured Home Park at 654 North Fraser Drive in Quesnel, BC, offers a prime location that combines natural beauty with urban convenience. Situated along the scenic Fraser River, the park provides residents with direct access to the popular Riverfront Trail system, ideal for walking and cycling. This trail leads directly to downtown Quesnel, placing shopping, dining, and community amenities within easy walking distance. The park is nestled in a tranquil, age-restricted (55+) community, featuring mature landscaping and a peaceful atmosphere. Its proximity to the Fraser River not only offers picturesque views but also contributes to a serene living environment. Additionally, the park is just a short drive from recreational facilities like the Quesnel Golf Course, enhancing the lifestyle options for residents .





# FINANCIAL OVERVIEW

	2024	2023
Park Revenue	\$297,798.42	\$279,612.00
Expenses		
Dues and Licenses	\$150.00	\$150.00
Insurance	\$6,500.00	\$5,558.00
Professional Fees	\$1,782.00	\$1,782.00
Property Taxes	\$18,000.00*	\$16,965.32
Repairs and Maintenance	\$15,000.00*	\$12,681.00
Utilities	\$35,000.00*	\$34,427.00
Total Expenses	\$76,432.00*	\$71,563.32
NET OPERATING INCOME	\$221,366.42*	\$208,048.68

All Information, though deemed reliable should be verified by the Buyer  
\*Estimated

# RENT ROLL

Unit	Rent	Unit	Rent	Unit	Rent	Unit	Rent	Unit	Rent	Unit	Rent
1	\$428.00	11	\$417.00	21	\$1242.00	31	\$341.00	41	\$341.00	51	\$341.00
2	\$835.00	12	\$341.00	22	\$352.00	32	\$351.00	42	\$352.00	52	\$341.00
3	\$341.00	13	\$341.00	23	\$350.00	33	\$341.00	43	\$341.00	53	\$341.00
4	\$351.00	14	\$341.00	24	\$350.00	34	\$341.00	44	\$1242.00	54	\$465.00
5	\$1086.00	15	\$341.00	25	\$341.00	35	\$352.00	45	\$1,011.00	55	\$439.00
6	\$341.00	16	\$341.00	26	\$341.00	36	\$341.00	46	\$1242.00		
7	\$341.00	17	\$341.00	27	\$351.00	37	\$341.00	47	\$341.00		
8	\$438.00	18	\$351.00	28	\$341.00	38	\$970.00	48	\$439.00		
9	\$341.00	19	\$341.00	29	\$341.00	39	\$351.00	49	\$341.00		
10	\$351.00	20	\$341.00	30	\$439.00	40	\$341.00	50	\$341.00		
TOTAL - MONTHLY										\$24,816.54	

# ZONING

MHP-1 Manufactured Home Park

C-2A North Fraser Drive Local Commercial

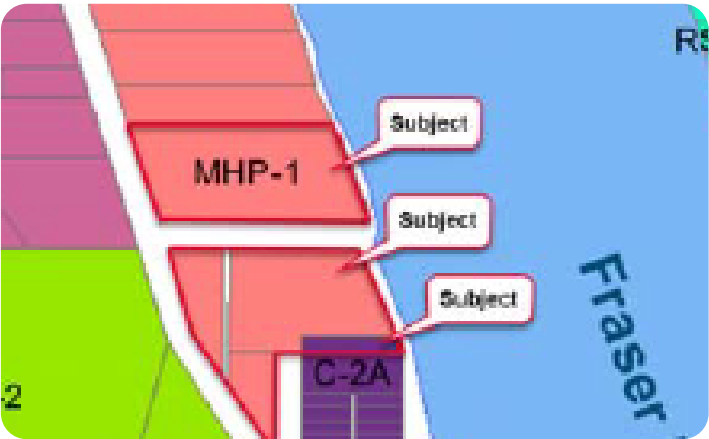
## MHP-1 Manufactured Home Park

The purpose is to provide a zone for mobile home dwellings on individual mobile home spaces in a mobile home park setting.

### 14.1 Principal Uses

The following principal uses and no others are permitted in the MHP-1 Zone:

- Mobile home dwelling.
- Mobile home park.



### 14.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the MHP-1 Zone:

- Accessory buildings or structures.
- Minor home based business.
- Single detached dwelling combined with office for management of the mobile
- Home park.
- Urban agriculture.

# ADDITIONAL INFORMATION

## Management

Off-site property manager makes this a hassle free investment, paid on an as-needed basis while helping with any maintenance duties including move outs and new tenant placement. willing to stay on with a new owner. Salary is based on tasks.

## Rental increase

Annual increases based on anniversary date

## Electrical Service

Services for each mobile home range between 60 – 100 amp with majority having 100 amp service.

# FAQS

### What utilities are paid by the park owner?

Sewer, water, and garbage collection are paid. Water is paid for directly. Sewer and garbage fees are included in property taxes. Street lighting gets paid by the tenant – whichever is located near the parking light, depends on which unit that is tied into.

### What is included in the maintenance expense?

Maintenance includes snow removal, sanding, and any hours billed by the off-site care-taker.



# AERIAL PHOTOGRAPHY



## DATA ROOM

Data Room available upon request and execution of an NDA which includes:

- Financials
- Tenancy Agreements
- Insurance
- Title Documents

...and more





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