

For Sale

Marcus & Millichap

MCEVAY | BLAIR
MULTIFAMILY GROUP

Valley View Mobile Home Park

446 Lumby Mabel Lake Road, Lumby, BC

A well maintained 83 pad mobile home park, with sufficient scale and a strong going in cap rate, located in a growing Okanagan market.



Salient Details

Address

446 Lumby Mabel Lake Road,
Lumby, BC

PID

016-442-105

of Pads

83

Lot Size

33.48 Acres

Year Built

1972

Zoning

R5 (Residential Manufactured
Home)

Parking

Parking located in front or beside
each pad

Services

Well Water and Septic

Net Income

\$322,412

Cap Rate

6.08%

List Price

\$5,300,000

Offering Process

Access to the online data room
is available upon execution of the
digital Confidentiality Agreement.

[CA & Data Room](#)



Investment Highlights



Growing Market

Well situated in a growing Okanagan market, the property is conveniently located with its close proximity to Vernon and an hour drive from Kelowna International Airport.



Capital Expenditures

The property offers little required future capital expenditures with significant capital upgrades on the septic system within the last few years.



Strong Cap Rate

The park has a strong going in cap rate, with room for improvement upon turnover. Current pad rentals average \$431 per month, with new pads renting at \$566 per month upon turnover.



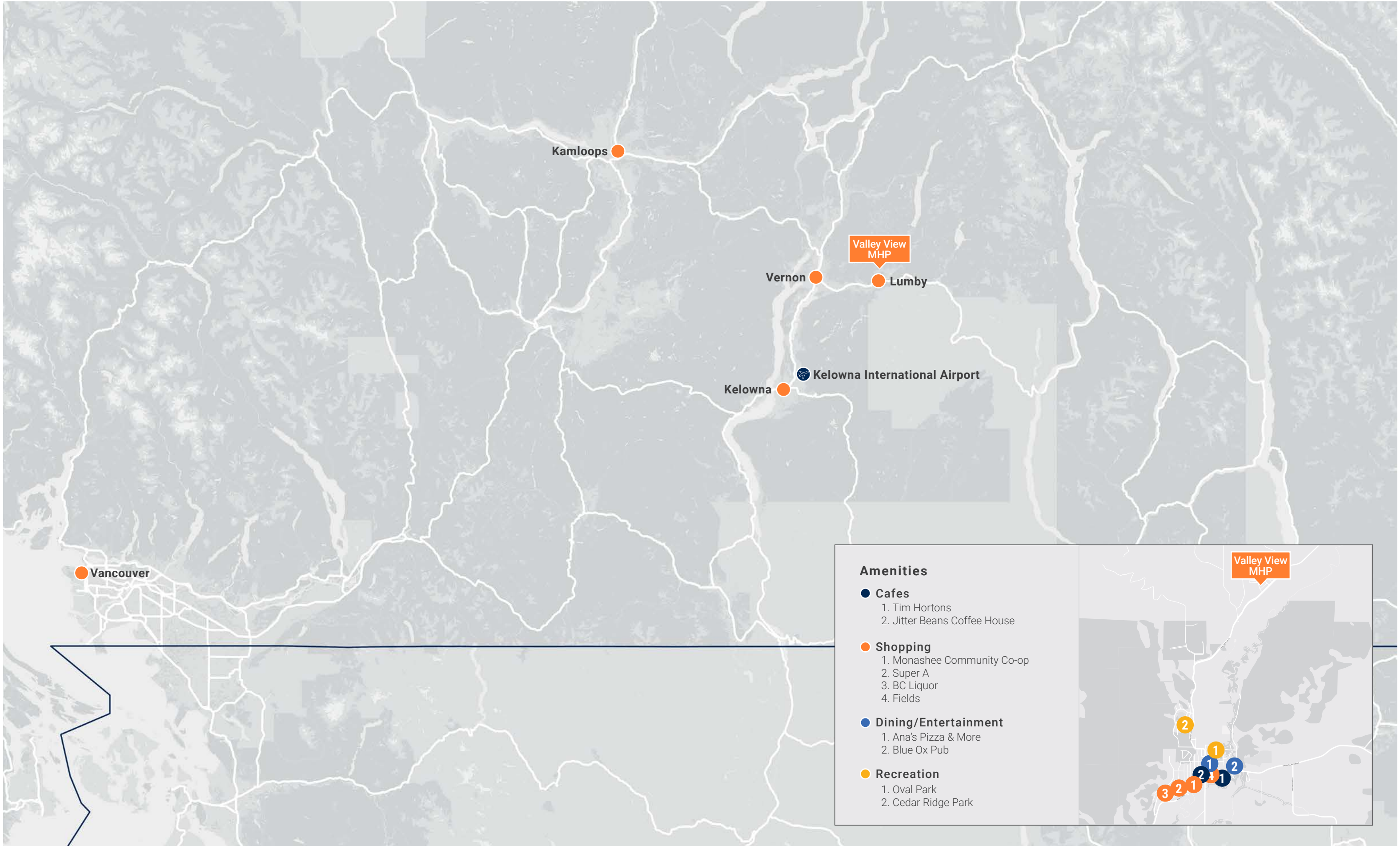
Opportunity for Additional Income

The park is built on a sprawling 33.4 acres of land, with room to add additional pads to increase potential income.



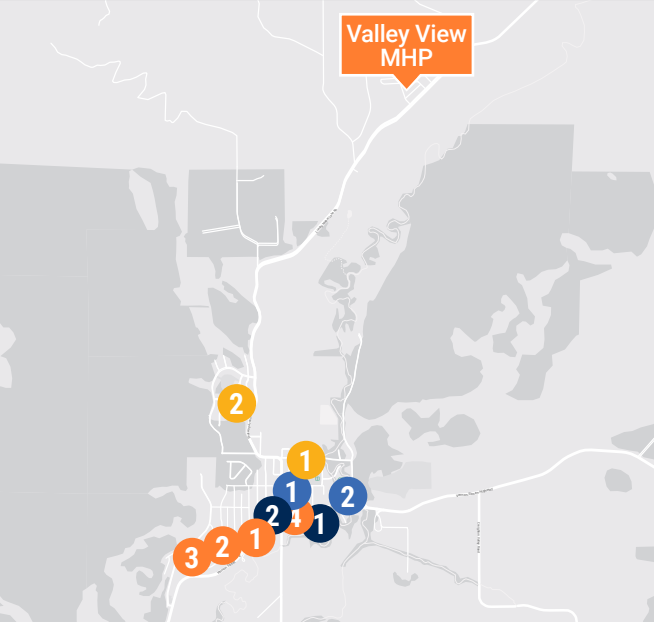
Turnkey Operation

Sufficient scale allows the potential purchaser to have a "hands off" approach with a caretaker currently in place.



Amenities

- **Cafes**
 - 1. Tim Hortons
 - 2. Jitter Beans Coffee House
- **Shopping**
 - 1. Monashee Community Co-op
 - 2. Super A
 - 3. BC Liquor
 - 4. Fields
- **Dining/Entertainment**
 - 1. Ana's Pizza & More
 - 2. Blue Ox Pub
- **Recreation**
 - 1. Oval Park
 - 2. Cedar Ridge Park





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