

FOR SALE | Marcus & Millichap

Chemainus Gardens

3042 River Road, Chemainus, BC

182 pad mobile home park, with additional RV pads, storage, and rental units, on over 34 acres of land in a growing Chemainus market.



Salient Details

Address

3042 River Road
Chemainus, BC

PID

000-244-325

Lot Size

34.1 Acres

Zoning

A2 Campground (site specific zoning amendment which permits the current use)

Property Composition

182 Mobile Home Sites, 12 RV Sites, 4 Rental Units (2 Houses), 7 Self Storage, 27 RV Outside Storage

Year Built

Final Phase Completed, May 2019

Services

City Water, City Sewer, Paved Street, BC Hydro, Fortis Gas, Shaw Cable, Telus

Net Income

\$1,097,725

Cap Rate

5.23%

List Price

\$21,000,000

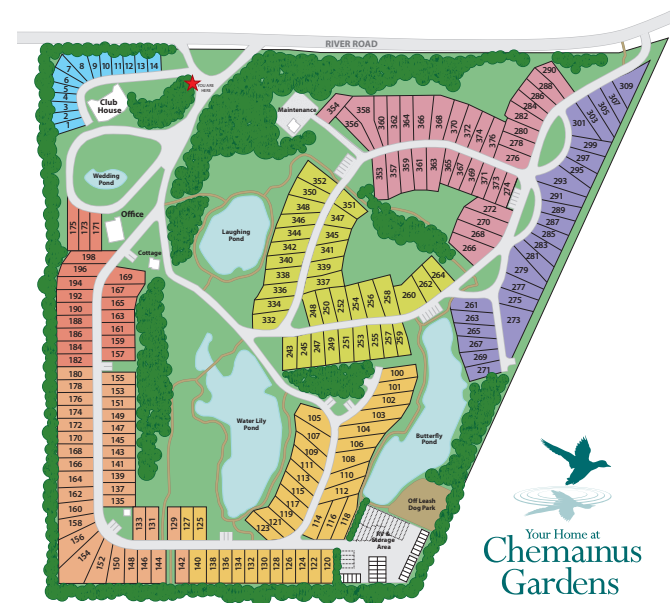
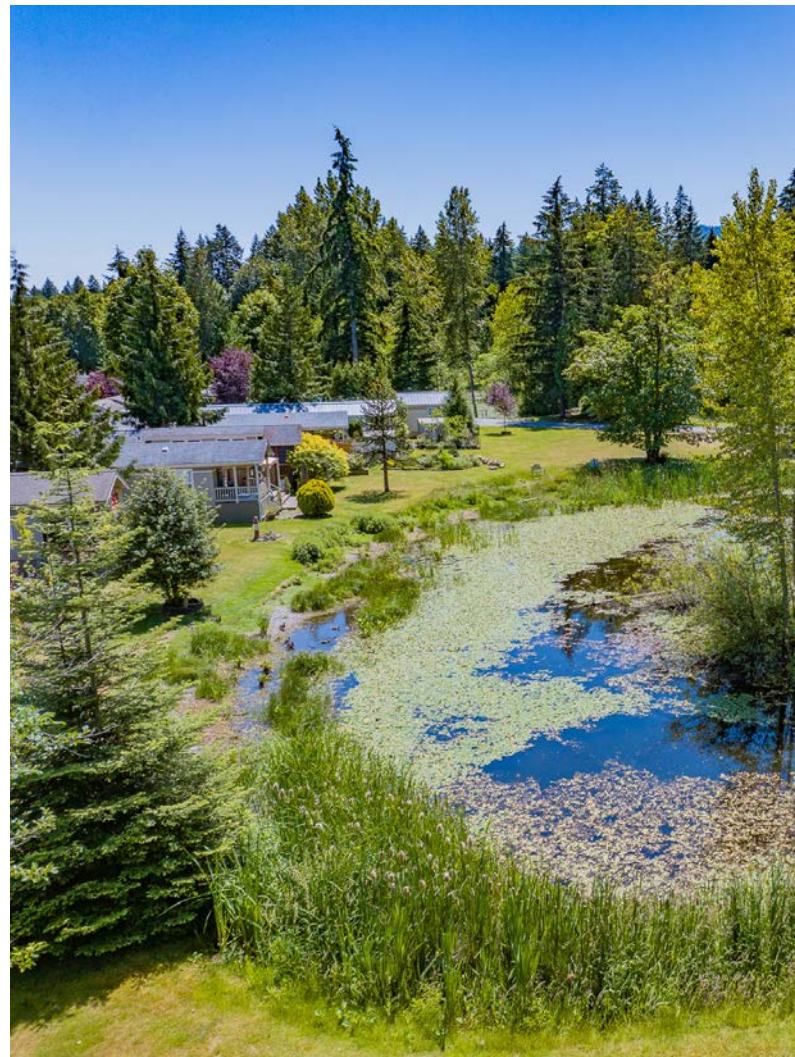
Bare Trust

Property is Held in Bare Trust

Offering Process

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

[CA & Data Room](#)



Investment Highlights



One of the few new mobile home parks in British Columbia on city water and sewer, this exclusive MHP commenced its establishment in 2012, progressing through phase construction until 2019 with the final phase's completion.



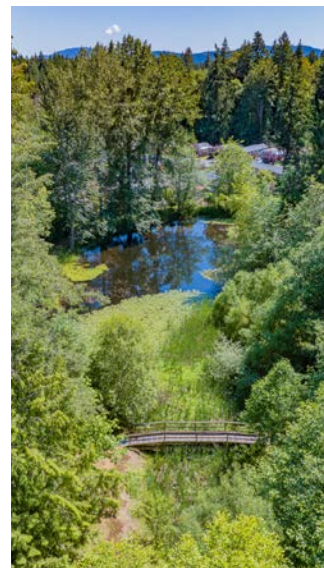
The park features a thoughtfully designed layout, integrated around natural ponds and mature trees, offering residents a serene environment with ample privacy and shade.



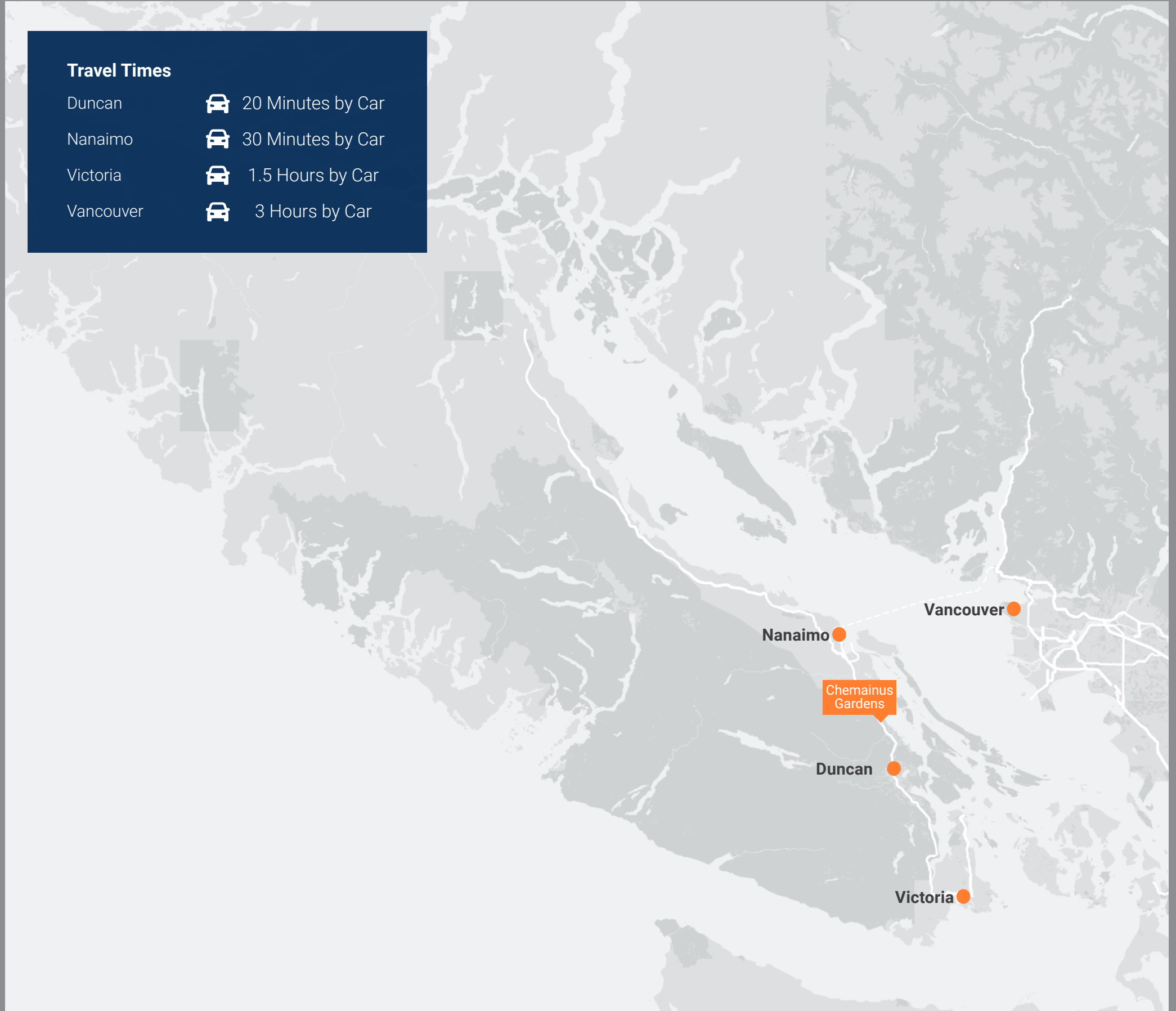
With a net income of \$1,097,725, the park offers a secure and stable income stream, with continued growth in rents, and the potential to add additional pads.



Strategically positioned within Chemainus, conveniently situated just a half-hour drive from downtown Nanaimo and its ferry terminal, and in proximity to the acclaimed Sawmill Taphouse & Grill, the park enjoys an advantageous locale amidst the region's dynamic growth.



| Travel Times | |
|--------------|---|
| Duncan |  20 Minutes by Car |
| Nanaimo |  30 Minutes by Car |
| Victoria |  1.5 Hours by Car |
| Vancouver |  3 Hours by Car |





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