

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

For Sale: Midway Mobile Home & RV Park

925 Thirteenth Avenue, Midway, BC

35-unit manufactured home & RV community in the picturesque
Kettle Valley.



Opportunity

The McEvay Blair Multifamily Group of Marcus & Millichap is pleased to present the opportunity to acquire Midway Mobile Home & RV Park, a well-maintained 35-unit manufactured housing and RV community situated on approximately five acres in British Columbia's picturesque Boundary Region. The Property consists of 23 manufactured home pads, 11 RV sites, and a renovated two-storey residence, creating a diversified income stream from both long-term residential tenancy and RV accommodation. The Property is fully serviced with municipal water, sewer, garbage,

and recycling services, providing operational efficiencies and reducing infrastructure management responsibilities.

Designated as a 55+ community, the Property benefits from a stable resident profile and strong long-term tenancy from homeowner residents. Ownership has invested significantly in maintaining and improving the Park, with approximately \$110,000 in capital expenditures completed over the last three years. Improvements include electrical upgrades throughout the property, expansion of 50-amp RV services, upgraded water infrastructure, replacement

of older homes with newer units, extensive tree management, and improvements to ancillary buildings and site infrastructure. These investments position the Property for continued stable operations while offering investors future revenue growth opportunities.

Midway Mobile Home & RV Park offers investors a rare opportunity to acquire a stabilized manufactured housing community with demonstrated pride of ownership and meaningful upside potential in one of British Columbia's most scenic recreational corridors.



Investment Highlights



Stable 55+ Manufactured Housing Community

A designated senior-oriented community consisting of 23 manufactured home pads occupied primarily by long-term residents.



Revenue Growth Potential

Several RV sites offer flexibility for long-term occupancy, seasonal accommodation, or tourism-related rentals.



Diverse Revenue Streams

Income is generated from manufactured home pads, RV sites, a renovated detached residence, and occupied storage units, providing multiple sources of revenue and reducing reliance on any single tenant category.



Recent Capital Improvements

Ownership has invested approximately \$110,000 into the Property over the last three years, including electrical upgrades, RV infrastructure expansion, water service improvements, tree management, and site-wide maintenance initiatives.



Renovated Manager's Residence

The Property includes a renovated 1,548-square-foot two-storey residence that offers flexibility for owner occupation, onsite management, or supplemental rental income. Recent improvements include new windows, insulation upgrades, flooring, appliances, interior and exterior paint, and natural gas heating.



Full Municipal Services

Unlike many rural manufactured housing communities, the Property benefits from municipal water and sewer services in addition to municipal garbage and recycling collection, providing long-term operational advantages and reducing capital replacement exposure.

Salient Details

Address

925 Thirteenth Avenue, Midway, BC

Net Income

\$152,734

35 Units

23 MHP, 11 RV, 1 House

Cap Rate

9.26%

PID

012-664-448

List Price

\$1,650,000

Lot Size

5 Acres

Year Built

1975

Zoning

MHP

Offering Process

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

[CA & Data Room](#)

Location Highlights

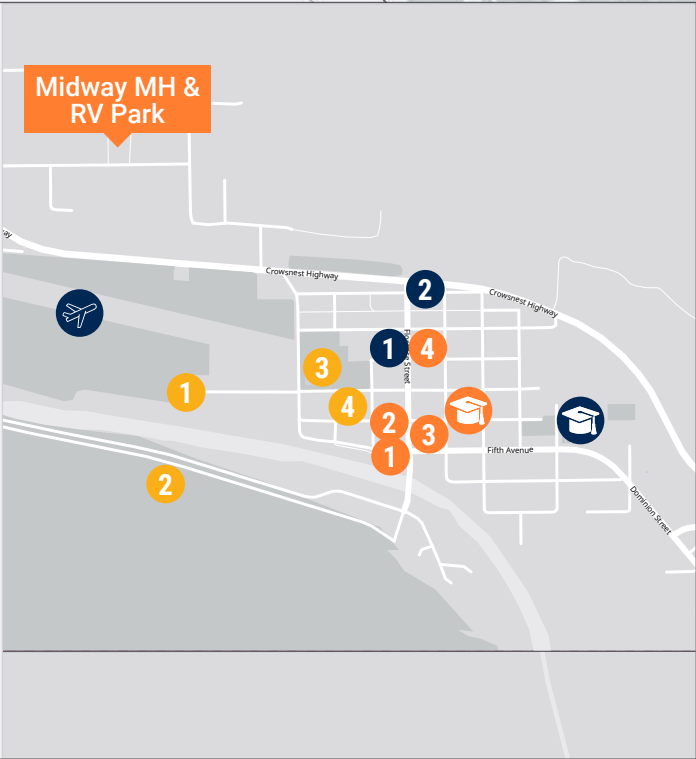
Nestled within the breathtaking Kettle Valley, Midway offers a unique blend of small-town living, outdoor recreation, and natural beauty. Situated along the Crowsnest Highway (Highway 3), Midway serves as a convenient connection point between the Okanagan Valley and the Kootenay Region. The community lies approximately 45 minutes east of Osoyoos and benefits from access to regional centres throughout Southern British Columbia.

The area is renowned for year-round outdoor recreation opportunities including fishing, hiking, cycling, swimming, tubing, and exploration of the historic Kettle Valley Rail Trail. Midway is notably recognized as “Mile 0” of the Kettle Valley Railway and continues to attract visitors seeking an authentic rural British Columbia experience.

Surrounded by dramatic mountain landscapes, riverfront recreation, and extensive trail systems, Midway continues to attract retirees, lifestyle-driven residents, and seasonal visitors seeking affordability and quality of life outside British Columbia's major urban centres.

Amenities

-  **Cafes/Bakeries**
 - 1. Keg & Kettle Grill
 - 2. The Spot
-  **Shopping/Services**
 - 1. IDA Boundary Pharmacy
 - 2. Midway Public Library
 - 3. McMynn's Ace Building Centre
 - 4. Hammy's Kettle Valley
-  **Recreation**
 - 1. Riverside Walk Trailhead
 - 2. Fritz Road Hiking And Biking Trails
 - 3. Kettle Spray Park
 - 4. Midway Community Centre
-  **Midway Elementary School**
-  **Boundary Central Secondary School**
-  **Midway Airstrip**





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