

INVESTMENT PROPERTY FOR SALE

19.65 Acre RV Storage Facility and Future Development Land
Asking Price \$5,000,000

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KPLI
GLOBAL



- 1 421 SECURE RV STORAGE SITES
- 2 4 ACRE POND
- 3 LARGE GARAGE & STORAGE SHED
- 4 BED HOUSE
- 5 ELECTRIC SECURITY GATE

PROPERTY DESCRIPTION

The owners have invested over \$1 million building a best-in-class 19.65 acre RV storage operation. The site features 421 stalls in a mix of 30', 40', and 50' sizes, fully secured with perimeter fencing, surveillance cameras, an electric gate, and gravelled roads throughout. The Development Permit is renewed until 2030, making this a true turnkey investment with no permitting uncertainty on the horizon.

PROPERTY HIGHLIGHTS

-  Future development and land appreciation potential
-  19.65 acres within City of Calgary, and earmarked for future community development
-  Site is zoned S-FUD (Special Future Urban Development).
-  Site is around 1 section from community development. Very close to Hotchkiss, Sora development.
-  4 Acre Water Drainage pond located on site.
-  Located very close to 22x Highway and easy access to Stoney Trail ringroad

RV Corral

11977 154 AVE SE

Live - In Management

The property is currently operated by a live-in manager housed in the on-site 4-bedroom residence - also featuring a full bathroom, roughed-in basement bathroom, laundry, and well water filtration system. This arrangement has kept management costs extremely low, and a new owner may find a similar setup achievable. In addition, the property includes an accessory building, containing a large double garage, workshop, storage, and office. Everything needed to run a professional operation from day one.



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