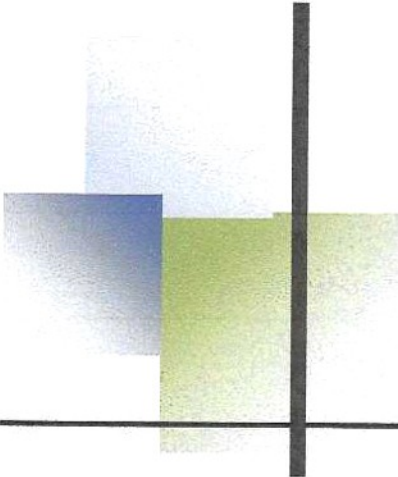




FRASER LAKE MANUFACTURED HOME PARK

44 ENDAKO AVE

FRASER LAKE BC



\$899,000

27 pad manufactured home park in the village of Fraser Lake BC. All city services on 4.5 acres with room to grow. Steady cash flow and easy absentee ownership . Huge upside with 7 pads built and ready to fill.

Possible addition of more 12 more RV lots.

**Bill Summers Personal Real Estate
Corporation**

Coldwell Banker Executives

Direct phone: 604-626-8894

Email : bsummers@telus.net

www.sellingmobilehomeparks.com



COLDWELL BANKER

**EXECUTIVES
REALTY**

Fraser Lake Manufactured Home Park

44 Endako Avenue Fraser Lake BC V2L 3G7 2026

Asking Price \$899,000

Property Size: 4.5 acres

PID: 026-668-343

Pads: 27 pads with 20 long term occupied at \$325 mo. RVs @ \$500 each mo.

Expansion: Room to build 12 more RV sites and 7 pads ready to place mobiles.

Services: City water and sewer

Zoning: R-3 MHP

Gross Income 2026: \$84,000

Expenses:

Property Tax: 2026 \$6,148

Business License: \$75

Utilities: \$19,432 Water/Sewer Garbage collection

Insurance: \$2,060

Repairs/Maintenance \$2,235 Lawns etc.

Snow Removal \$2,500

Expense: 34% expense ratio \$32,450 Not including a caretaker fee

Net Income \$51,550

5.7% cap rate at ask Lots of upside RVs allowed

Marketed by BILL SUMMERS Personal Real Estate Corporation

Coldwell Banker Executives White Rock BC

Cell: 604-626-8894 www.sellingmobilehomeparks.com

The information herein was obtained from sources we deem reliable and while thought to be correct, it is not guaranteed by Coldwell Banker Executives Realty and is subject to conditions existing of any transaction taking place and to inspection by the Purchaser.



Utility Box



Curb Shutoff



Power Box



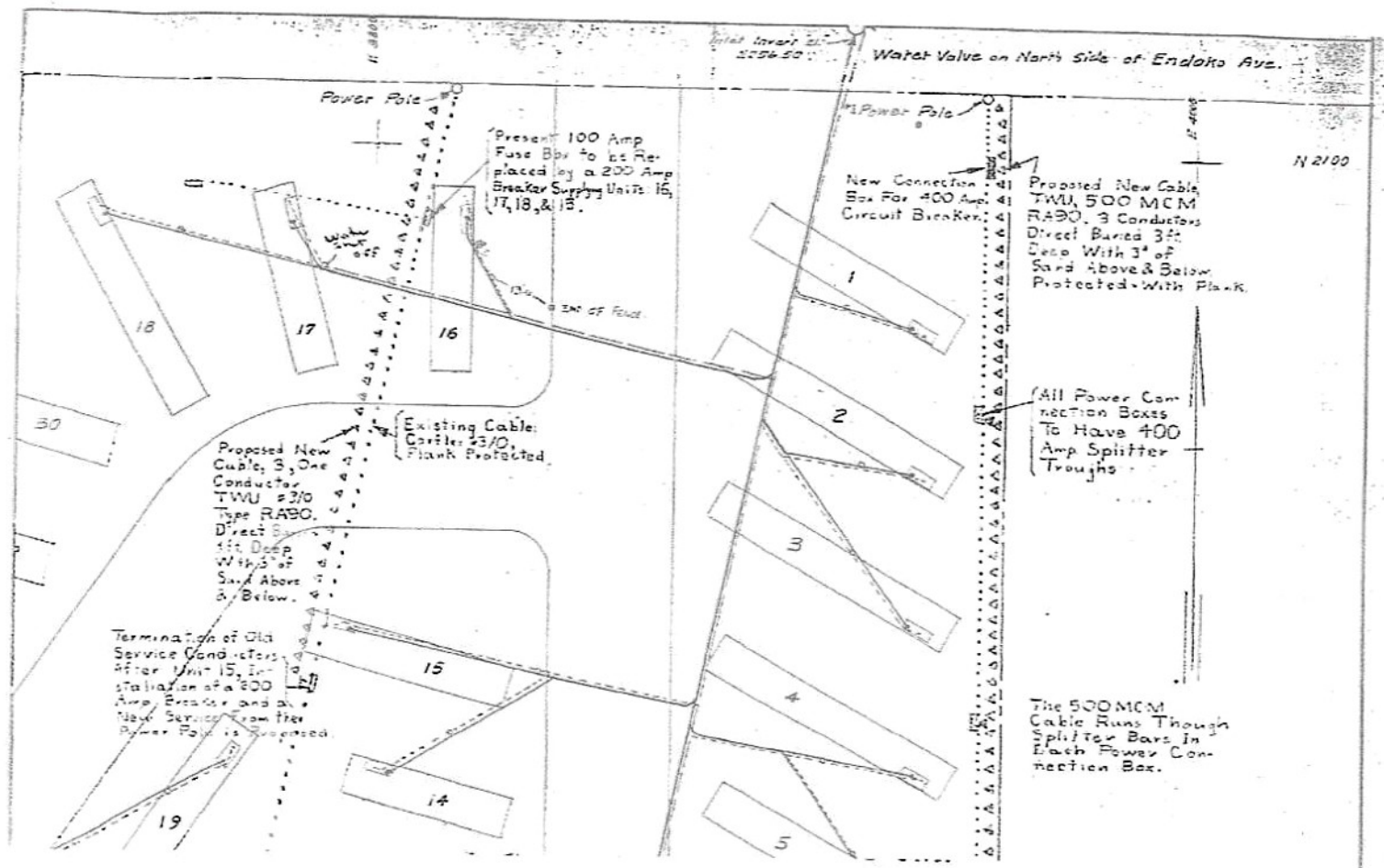
3/4" Trenchless Pipe

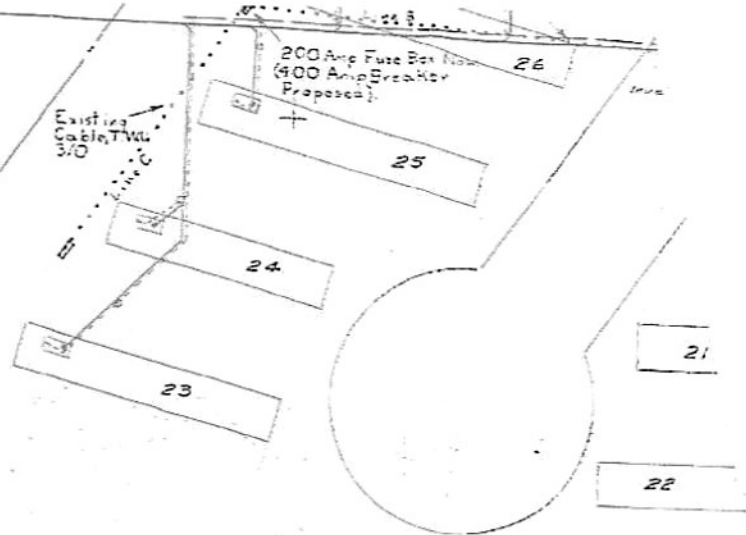
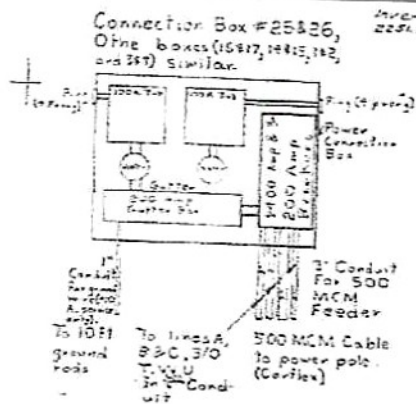


1 1/2" Water Pipe

4" Drainage
Hydro







NOTES

- (1) Proposed new services (Jan)
All trailers to be provide
entrances and breakers. 2
breaker of correct size to
be provided or trailers will
own main breaker of cor
- (2) For details on Power
dug P-6-1275-B.
- (3) TWU to be given addit
in rule 12-006 (a). To be
connection boxes as in
- (4) Cables protected with co
a form glass duct, with

LEGEND

Sanitary Sewer	10" vit	=====
	6" A.C.	=====
	4" A.C.	=====
Sewer Connection to Trailer		○
Manhole		○
Water Lines	6" A.C.	=====
	4" A.C.	=====
	3/4" Copper	-----
Water Connection to Trailer		-----
Curb Stop 3/4"		-----
Property Line		-----
Underground Electric Cable		-----
Electrical Service Boxes		⊞
Proposed New Cable (Buried)		Δ Δ Δ Δ Δ Δ Δ

Water & Sewer to Transiting Trailer

4" Water Valve

Existing Cable # 3/0
TWU, Plank Protected

Proposed Cable,
TWU 3 Conductor,
500 MCM, Type RA90

Power Pole

This Cable To
be Abandoned

28

27

Existing Cable
TWU # 3/0