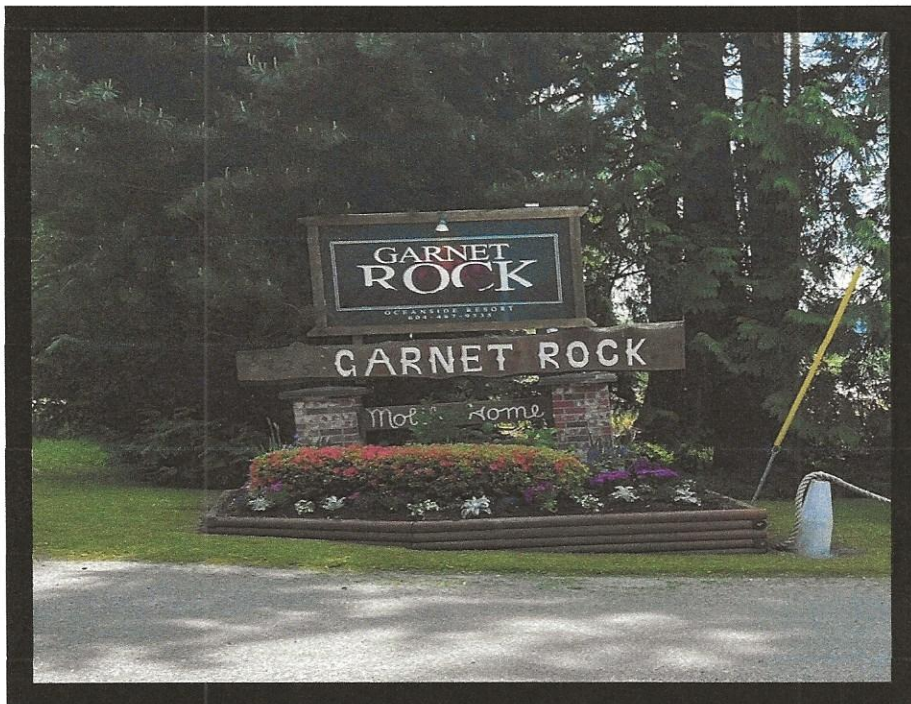


**COLDWELL BANKER
EXECUTIVES REALTY**

GARNET ROCK OCEANSIDE RESORT

8425 HWY 101, POWELL RIVER, BC, V8A 0G9



**9.6 acre of Ocean Front Property. 26 pad MHP with 25 Full Time RVs,
Two renovated rental cabins and 3 bedroom residence with 2 bedroom
suite . Coin operated laundry. One park owned rental RV. Long time
owner for over 40 years. Well managed and maintained. Easy absentee
ownership. Steady year round cash flow. Asking \$4,700,000**

**Bill Summers Personal Real Estate Corporation
Coldwell Banker Executives Realty
Direct phone:604-626-8894
Email : bsummers@telus.net
Www.sellingmobilehomeparks.com**



COLDWELL BANKER

**EXECUTIVES
REALTY**

POWELL RIVER BC

Powell River is known for its stunning natural beauty, blending lush forests with rugged coastlines, making it a hub for outdoor adventures like hiking the Sunshine Coast Trail, kayaking, fishing (especially salmon), and scuba diving (featuring Canada's first underwater statue, the Emerald Princess). It's also recognized for its vibrant arts scene, historic Townsite area, unique festivals (like PRISMA) and a focus on local food and culture, all set against a backdrop of rich logging history.

Powell River is a city on the northern Sunshine Coast of southwestern British Columbia, Canada. Most of its population lives near the eastern shores of Malaspina Strait, which is part of the larger Georgia Strait between Vancouver Island and the Mainland.

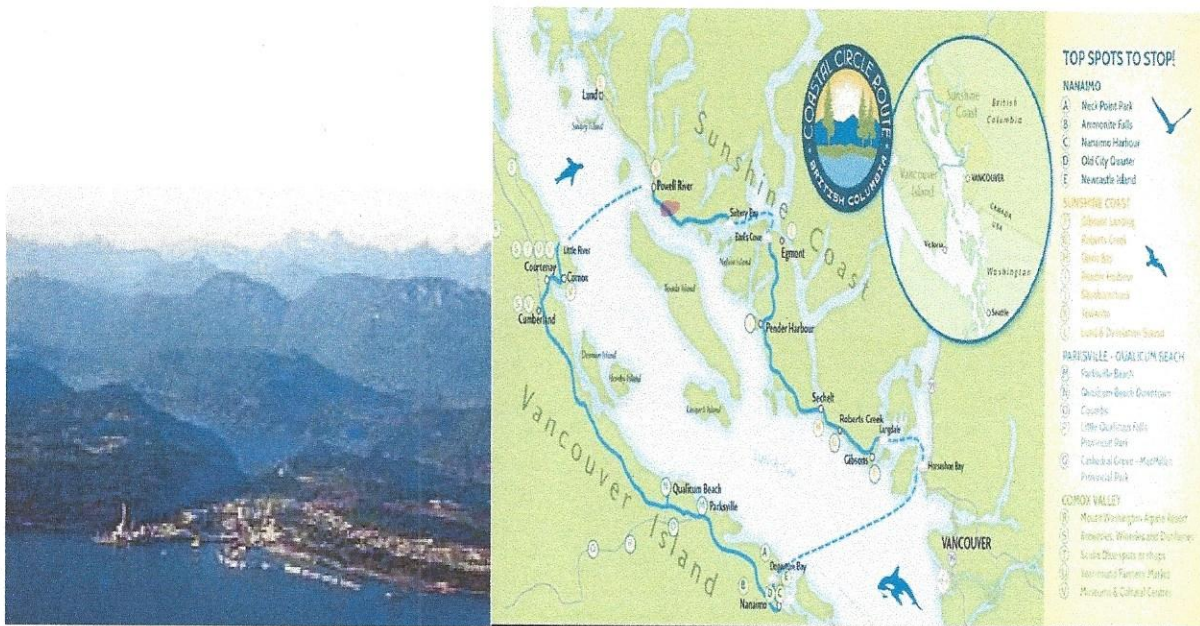
Population: 14,000

Elevation: 50 m (160 ft.)

Incorporated: 1955

Region: Sunshine Coast

Reincorporated as a City: 2005



Garnet Rock Oceanside Park is on the Highway of the Vancouver Island -Sunshine Coast Circle Tour working with BC Ferries and is a favourite stop over for travellers.

GARNET ROCK MHP and RV OCEANSIDE RESORT

SUNSHINE COAST

Features:

- 26 Mobile Home Pads with 60 to 100 amp services
- 2 cottages extensively renovated with 50 amp services
- 25 RV pads with 30 to 50 amp services. Hydro paid by long term tenants.
- 440 feet of walk on oceanfront and 9.6 acres total.
- Owner/managers/office two storey residence 3 bedroom one bathroom on main and 2 bedroom suite below.
- Laundry rooms with washroom and showers.
- Long time owner for 40 plus years now retiring.
- Well maintained and managed. Easy absentee ownership.
- Resort is located just South of Powell River on Hwy 101.
- Close to golf courses and town.

Gross Income 2026	\$400,536 (Not including seasonal rv rentals)
Expenses projected	<u>\$161,102</u>
Net Income projected	<u>\$239,434</u>

BILL SUMMERS PREC

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Although the above information is obtained from sources believed to be reliable, it is not warranted by Coldwell Banker Executives Realty Ltd. Abbotsford BC or its agents and should be verified by the Buyer.

GARNET ROCK OCEANSIDE RESORT 2026

Projected

Gross Income: **\$400,536**

Expenses

Accounting and Legal	\$2,000
Advertising	1,500
Automotive and travel	1,500
Bank Charges	400
Cablevision	\$6,500
Insurance	\$9,247
Landscaping	\$7,000
Property Taxes	\$11,455
Repairs and Maintenance	\$27,000
Supplies	\$6,500
Management Fee	\$44,000
Utilities	\$44,000

Total projected \$161,102

Projected Net Income **\$239,434**

Garnet Rock Oceanside Resort

Statement of Income

For The Year Ended Dec. 31, 2024

	2024	2023	2022
Rental Income	\$394,766	\$374,726	\$353,281
Expenses			
Accounting and Legal	3,323	1,480	2,933
Advertising	1,553	3,386	2,227
Automotive and travel	1,408	2,349	5,851
Bank Charges	385	503	419
Cablevision	6,547	9,941	9,930
Insurance	9,077	8,391	7,079
Landscaping	7,319	4,269	8,641
Property Taxes	11,455	9,199	8,657
Repairs and Maintenance	27,229	25,736	28,651
Supplies	6,568	6,559	5,138
Management Fee	43,592	39,264	37,904
Utilities	43,823	46,205	42,818
	\$162,279	\$157,282	\$160,248
NET INCOME	\$232,487	\$217,444	\$193,033
Expense Ratio	41%		





Mobile Homes



Long Term RVs



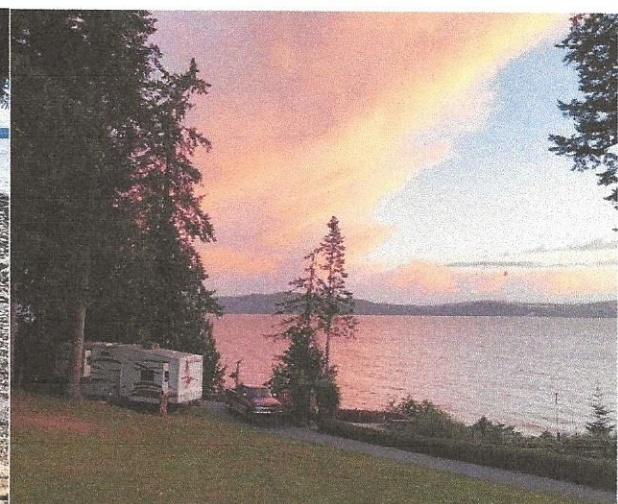
Driveway to home



Stairs to beach

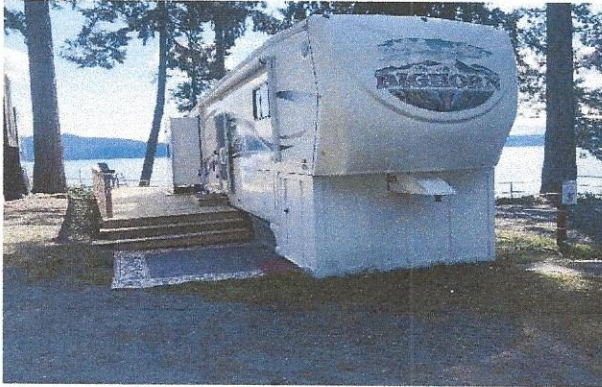


Beach



Ocean site RV Lot





Oceanfront RV Site



Long Term RV



Owner/Managers Residence



Sunset



Cabin #45



Cabin #44