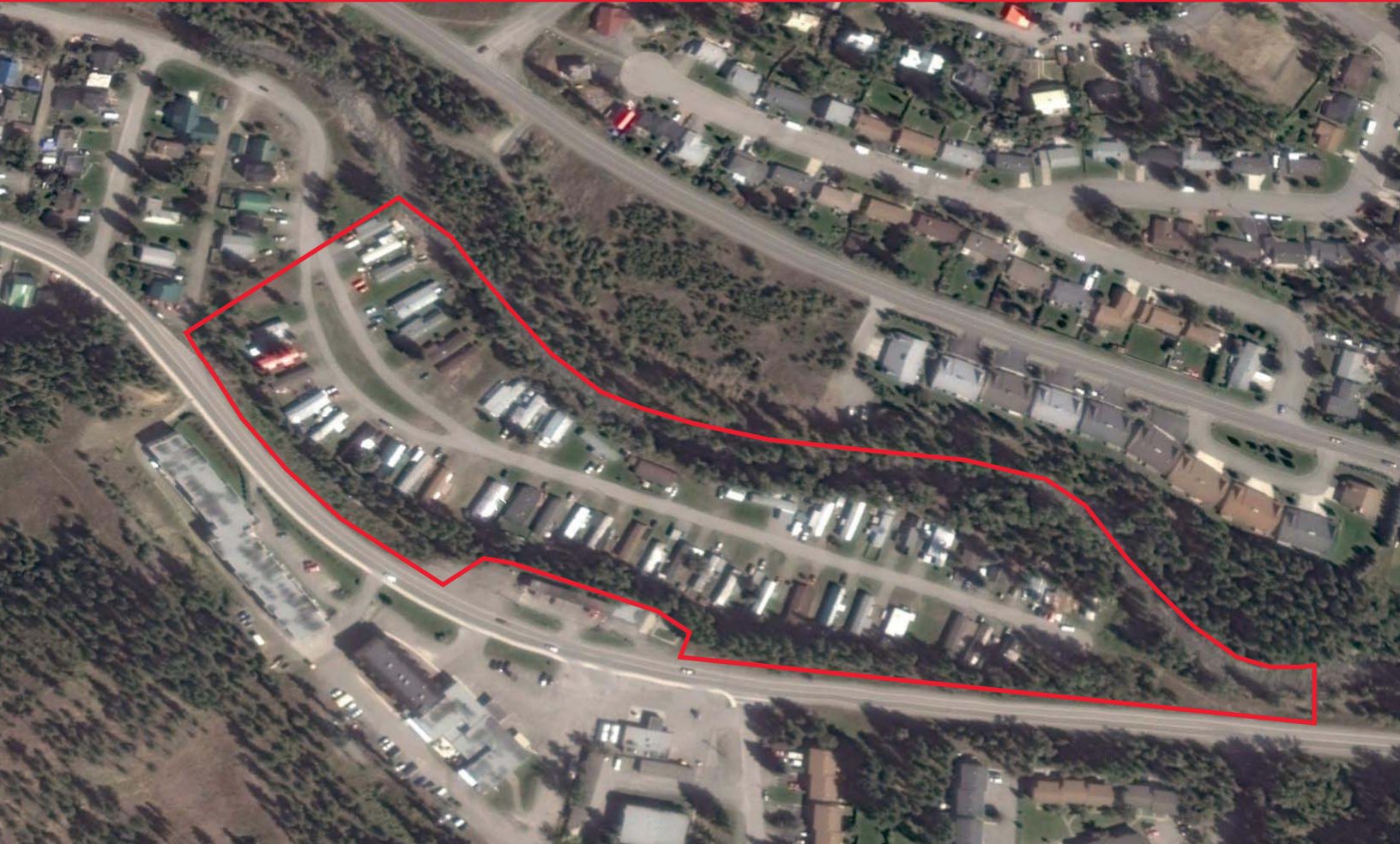


# FOR SALE



## CREEKSIDE MOBILE HOME PARK

2640 Warren Avenue, Kimberley, BC



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# FOR SALE



## CREEKSIDE MOBILE HOME PARK

2640 Warren Avenue, Kimberley, BC

### THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market, Creekside Mobile Home Park, located on 2640 Warren Avenue, Kimberley, British Columbia.

Nestled on the southern tip of Kimberley's city centre, Creekside offers over 12 acres of well cared for mobile homes and land, comprised of 52 home pads with potential to expand to 56 sites. Conveniently located close to schools, shops and amenities, Creekside offers close-at-hand comforts, yet privately tucked away for relaxed, quality living.

### LOCATION HIGHLIGHTS

Kimberley's mountain resort community offers residents unique charm, natural beauty and brimming with bountiful opportunities. Located near the south-western edge of British Columbia, close to the bordering towns of Alberta, Washington, Idaho and Montana, Kimberley offers exceptional interconnectivity to a number of municipalities, with the capacity to service a strong regional market.

Known as Canada's sunniest destination, residents of Kimberley can enjoy year-round sun and adventure with 3 major ski resorts, golf courses, campgrounds and incredible hiking trails through Kimberley Nature Park. Experience unique Bavarian charm while walking through the streets of Kimberley. Crafted with European-inspired architecture, delicious German schnitzel houses, bakeries, pubs and eateries, Kimberley is a town like no other.

Just south of downtown Kimberley, Creekside Mobile Home Park is a short distance away from College of the Rockies, Save-On-Foods and a 5 minute drive from Kimberley's pedestrian-only shopping centre - The Platzl. Tucked away and bordered by lush evergreens, Creekside is a peaceful, simple retreat, while still very close to the action.



300+ DAYS OF SUNSHINE



CANADA'S HIGHEST CITY AT 1,260M



MOST RESTAURANTS PER CAPITA IN CANADA

15 MIN DRIVE FROM THE CANADIAN ROCKIES INTERNATIONAL AIRPORT



ADDRESS	2640 Warren Avenue, Kimberley, BC
LEGAL DESCRIPTION	Lot 1 DL 5586 Kootenay District Plan NEP7295
PID	011-010-223
LOT SIZE	12.86 Acres
ZONING	R-5 Mobile Home Park
PADS	52 Existing 4 Potential <b>56 Total</b>
ASKING PRICE	\$2,680,000

### PROPERTY HIGHLIGHTS

- 12.86 Acres
- 52 Existing Home Sites
- Potential to add 4 Sites, totaling 56 sites
- Over \$320,000 worth of electrical upgrades completed
- Connected to city water and sewage

### OFFERING PROCESS

Please contact the Listing Agents for further information.



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