

FOR SALE

31 HIGHWAY 3A

KEREMEOS, BC

INCOME-PRODUCING 22-PAD MOBILE HOME PARK & MOTEL



PROPERTY FEATURES

LOCATION
Direct frontage and exposure along Highway 3A in Keremeos

PARK
22-pad manufactured home park with stable, long-term pad rental income

MOTEL
10-room motel capturing highway & seasonal visitor traffic

INCLUDED HOME
One vendor-owned manufactured home included in the sale

INCOME
Diversified income from mobile home park & motel operations

ZONING
Split RSM & RM1 zoning offering long-term flexibility

THE NUMBERS

SIZE
±3.28 Acres

PRICING
$1,800,000.00

Set on ±3.28 acres with direct frontage along Highway 3A in Keremeos, this income-producing property combines a 22-pad manufactured home park and 10-room motel, providing a diversified income stream from a single investment.

The manufactured home park provides stable, long-term pad rental income, while the motel is positioned to capture highway and seasonal visitor traffic travelling through the Similkameen Valley. One of the manufactured homes is owned by the vendor and included in the sale, providing an additional rental unit and asset beyond the existing pad income.

The property features split RSM - Low Density Manufactured Home Park and RM1 - Medium Density Residential One zoning, providing longer-term flexibility and potential for additional density, subject to municipal approvals.

SITE PLAN


SUBJECT PROPERTY
±3.28 ACRES
PID 024-072-486 | PLAN KAP61164
N
HIGHWAY 3A
22-PAD MOBILE HOME PARK
10-ROOM MOTEL
0
25
50
METRES
Boundaries approximate (ParcelMap BC). Imagery: Esri, Maxar, Earthstar Geographics. For illustration only.

THE SITE









VENTURE COMMERCIAL

Let's chat.

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