Rural Lac La Biche County Alberta

$5,500,000

Located just over two hours north of Edmonton in Lac La Biche County, Elinor Lake offers a peaceful retreat with excellent fishing, boating, and access to nature. Spanning nearly 10 square kilometers, the lake is home to Northern Pike, Walleye, and Perch, and is surrounded by forested terrain ideal for year-round outdooractivities. The ownership group is ready for retirement and offering the following for sale: 115 Acres+ of partially developed lakefront real estate zoned for recreational resort development. 200 Lots rented seasonally with 76% occupancy in 2025 with varying rates based on location and size. 18 Full Service bare land condo lots included that can be sold to a permanent user or leased for additional revenue. Can be used for trailers or develop additional cabins. 3 Cabins with a total of 5 dwellings that can be rented year-round for additional revenue. Limited cabin revenue in 2025 due to management capacity. On site Water and Wastewater treatment plants that currently service 168 bare land condo units as well as various other structures on the property. Facilities were designed to potentially service up to 600 dwellings. Convenience Store with adjacent coin shower/laundry facilities. Boat launch on site with multiple docks and areas for hoists. Proforma net rental income of approximately $495,000 at full capacity in the absence of additional improvements. (id:6769)

Listing Presented By:



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