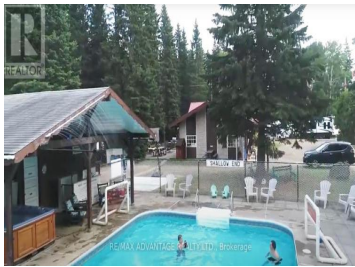
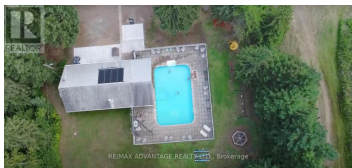




**4650 HWY 11/17 Oliver Paiponge Ontario**  
**\$2,500,000**

RE/MAX ADVANTAGE REALTY LTD. Brokerage

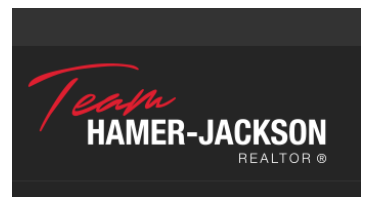


For astute investors seeking high-yield assets or individuals desiring a tranquil lifestyle, this 25-acre campground and mobile home park presents a turnkey investment opportunity with consistent cash flows. The property comprises 95 developed sites, including 63 seasonal camp areas-38 Big Rig Drive Thru sites equipped with full hookups-18 electric-only sites, seven non-hydro sites, and an additional two camping cabins. Amenities include a laundromat, shower and toilet facilities, and 1,000 sq ft swimming pool and hot tub. The 30-site mobile home park community (55+) generates consistent monthly income year-round, with potential availability of an additional 20+ sites (subject to municipal and provincial approval). The property includes a custom-built 3-bedroom home with private sauna and storefront. Conveniently situated 20minutes from Thunder Bay and just half a mile from Kakabeka Falls (major tourist attraction), the property offers both accessibility and scenic surroundings. It is especially suitable for couples interested in onsite living, seasonal management, winter recreational opportunities and work/life balance. (id:6769)

**EAVAN TRAVERS**

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