



25 Acre Site



**4650 Hwy 11/17 Oliver Paiponge Ontario**  
**\$2,599,990**

RE/MAX ADVANTAGE REALTY LTD., Brokerage

Licensed to LSTAR



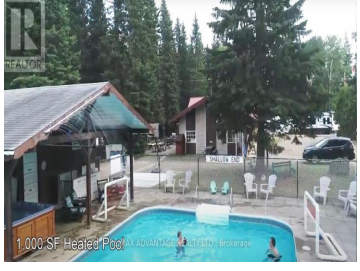
Regular Return Clientele



Pool, Hot Tub and Change Room



Pull Through Sites



1,000-SF Heated Pool



Privacy and Convenience



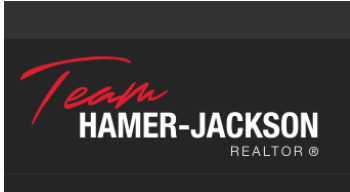
Drive Through Sites

CAMPGROUND/MOBILE PARK. Turn-key Owner Operator/investor opportunity with great cash flows. Lifestyle beckons on this 25-acre site with currently 95 developed sites. The 65 site Campground specializes in Big Rig drive thrus with laundromat, 1,000sf pool & Gift Shop. 30 site 55+ Mobile Park Community with year round monthly rental income. Custom Designed 3-bed family home with store front on site. 20 mins. from Thunder Bay & half mile from Kakabeka Falls. \*\*\*\* EXTRAS \*\*\*\* 3-bedroom split level family home over two floors with cathedral ceilings, rustic beams, & private sauna. This is a once in a lifetime opportunity to benefit from a successful turn-key operation - [www.happylandpark.com](http://www.happylandpark.com) (id:6769)

**EAVAN TRAVERS**

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