



470 Reflection Lake Road Golden British Columbia

\$5,598,000

Mountain Shadows MHP offers an opportunity to acquire an established income-producing asset with future development potential in the growing Golden market. The Property benefits from existing cash flow while providing upside through additional site development. Surplus land and an existing septic capacity area capable of supporting up to 88 sites present a compelling value-add opportunity for investors, developers, and resort operators seeking to increase revenues and enhance long-term asset value. Unlike traditional development opportunities requiring substantial carrying costs before generating income, Mountain Shadows provides immediate cash flow while allowing strategic implementation of future expansion plans. Its unzoned status affords flexibility for future site development, subject to applicable servicing and regulatory requirements. Potential uses may include additional manufactured home sites, park model units, RV pads, or short-term accommodation offerings designed to capitalize on the region's strong tourism market and year-round recreational appeal. Expanding site count while maintaining ongoing operations creates an attractive phased development scenario, allowing purchasers to grow revenues while mitigating development risk. Additional sites could be marketed to individual purchasers seeking mountain recreation properties, with opportunities for personal use and participation in rental programs, creating multiple avenues for value creation. Call your Agent! (id:6769)

Listing Presented By:



Originally Listed by:
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