

# FOR SALE

## MONKMAN RV PARK TUMBLER RIDGE, BC

**\$131,800**

Lot 1 - Vacant

**\$647,100**

Lot 2 - Monkman RV Park

**\$730,100**

Combined

APPRAISED VALUE - EFFECTIVE JANUARY 10, 2025



### PROPERTY FEATURES:

#### Transaction

For Sale  
Commercial  
Lot 1, Plan EPP142360  
PID 032-429-819  
Lot 2, Plan EPP142360  
PID 032-429-827

#### Services

Adjacent District-owned  
sani-dump and potable  
water station (not for  
sale). Shower/washroom  
and laundry facilities.  
Playground. 13 winterized  
sites.

#### Size

5.189 Acres (Lot 1 Vacant)  
18.73 Acres (Monkman RV Park)

#### Access

Via Monkman Way.

#### Location

Ridge Road - Middle  
Bench.  
Tumbler Ridge, BC

#### Topography

Reasonably flat.

#### Zoning

The subject property is  
zoned RR - Rural  
Resource. It is  
designated as Parks and  
Recreation in the  
Official Community  
Plan.

### ABOUT:

A Prime Investment Opportunity! The Monkman RV Park is a cornerstone of Tumbler Ridge's growing tourism scene. Situated close to downtown, this full-service campground offers an incredible opportunity to invest in the thriving tourism industry of the second UNESCO Global Geopark in North America. With stunning views of the iconic Bergeron Cliffs and a central location near key recreational amenities, this property is perfectly positioned for success.

### CONTACT DETAILS:

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