

# FOR SALE

## MONKMAN RV PARK TUMBLER RIDGE, BC

**\$800,500**  
Alternative One

**\$658,100**  
Alternative Two

APPRAISED VALUE - EFFECTIVE DECEMBER 1, 2023



### PROPERTY FEATURES:

#### Transaction

For Sale  
Commercial  
Lot A, Plan EPP22815  
Lot 1, Plan EPP22816  
PID 028952243

#### Services

Adjacent District-owned  
sani-dump and potable  
water station.  
Shower/washroom and  
laundry facilities.  
Playground. 13 winterized  
sites.

#### Size

25.15 Acres (Alternative One)  
16.5 Acres (Alternative Two)

#### 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:

Featuring picturesque views of Bergeron Cliffs and situated in close proximity to the Tumbler Ridge Downtown core, Monkman RV Park stands as a sought-after destination and a pivotal contributor to the flourishing local tourism industry. Being the second UNESCO Global Geopark in North America, our tourism sector has been experiencing remarkable growth annually. This presents a compelling opportunity for savvy investors.

### CONTACT DETAILS:

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