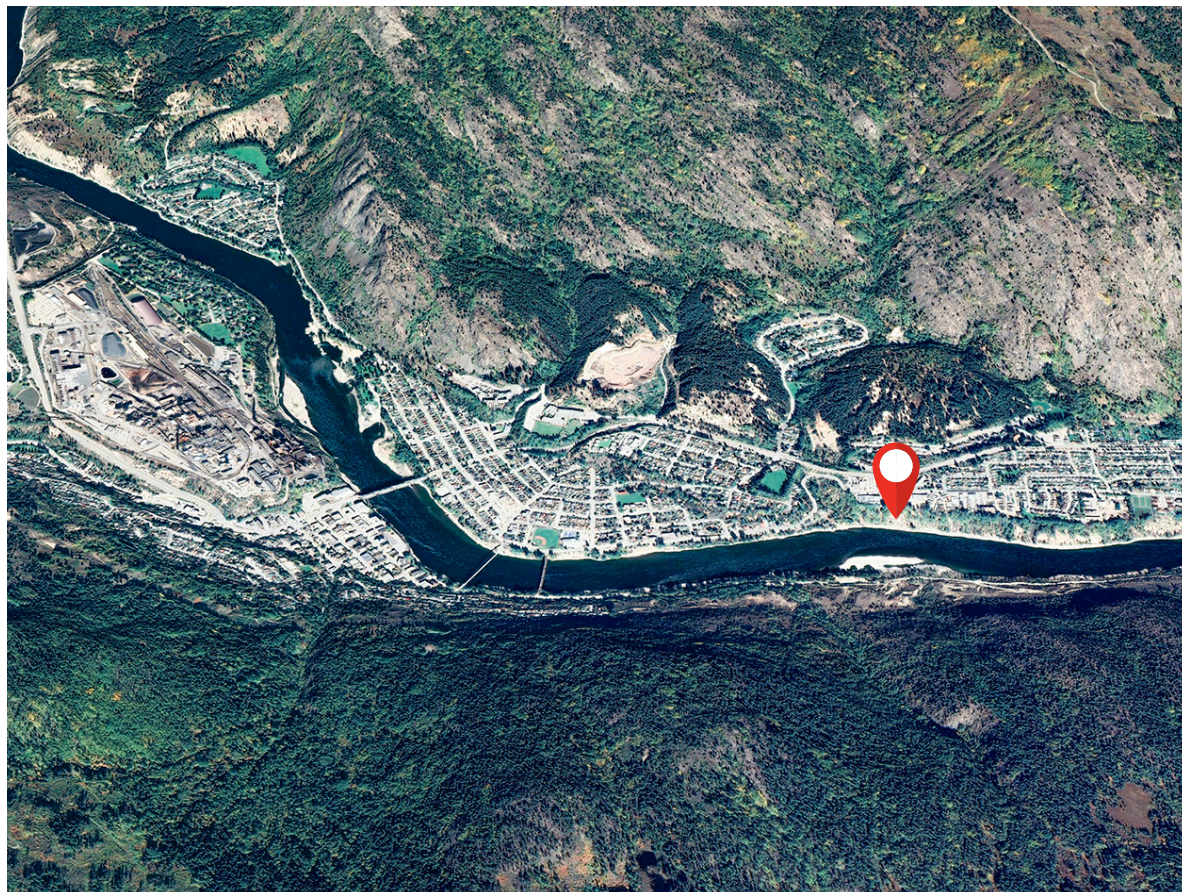


FOR SALE

# 3080 Highway Drive

Trail, BC

13 Manufactured Home Pads, 5 RV Pads, and  
12 Residential Rental Units



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# 3080 HIGHWAY DRIVE

Trail, BC

Macdonald Commercial is proud to present a unique opportunity to acquire a multifamily property along the riverfront in Trail, BC. The property is improved with a 12-unit residential rental building, a 13-pad manufactured home park, and a 5-pad RV park.

## SITE DESCRIPTION

The site is rectangular in shape and consists of one legal lot, with a principal frontage on the south side of Highway Drive. The gross site area is 1.83 acres (79,750 sq. ft.).

## LOCATION

The subject property is situated in Trail's Glenmerry neighbourhood, located in the eastern part of Trail. While offering a country-like setting with a close proximity to the riverfront of the Columbia River, Trail's main commercial centre is just a 5-minutes' drive away.

On a larger scale, the City of Trail's central West Kootenay location offers relatively quick access to many regional attractions including Rosland, BC's renowned ski resort, RED Mountain Resort. Picturesque Kootenay Lake is located within an hour of the property, as is the City of Nelson. Trail is home to Teck Resources, one of the largest employers in the West Kootenays.



# PROPERTY DETAILS



## IMPROVEMENTS

The site is improved with two former motel buildings in which the 12 units have been converted to residential rental units, a 13-pad manufactured home park, and a 5-pad RV park.

## CURRENT SITE CONFIGURATION

**13**

Manufactured Home Pads

**12**

Residential Rental Units

**5**

RV Pads

## SUMMARY

### CIVIC ADDRESS

3080 Highway Drive, Trail, BC

### ZONING

C-8 - Tourist Commercial Zone

### LEGAL DESCRIPTION

Parcel B Lot 3 Plan NEP2335 District Lot 4598 Land District 26 (SEE 827411) FOR REFERENCE TO TRAIL MOTEL & T C SEE FOLIOS 73461.020 ET AL

### PID

015-293-793

### TENURE

Property to be delivered free and clear of all financial encumbrances.

### CAP

6.47%

### ASKING PRICE

**\$2,150,000.00**

### ⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.





# RENT ROLL

as at January 2021

| SUITE                    | TYPE              | CURRENT MONTHLY RENT | ANNUAL RENT (CURRENT RATES) |
|--------------------------|-------------------|----------------------|-----------------------------|
| <b>APARTMENT RENTALS</b> |                   |                      |                             |
| 101                      | 1-Bedroom         | \$724                | \$8,684                     |
| 102                      | 1-Bedroom         | \$812                | \$9,744                     |
| 103                      | 1-Bedroom         | \$940                | \$11,280                    |
| 104                      | 1-Bedroom         | \$925                | \$11,100                    |
| 105                      | 1-Bedroom         | \$925                | \$11,100                    |
| 106                      | 1-Br (No Kitchen) | \$0                  | \$0                         |
| 107                      | 2-Storeys         | \$964                | \$11,571                    |
| 108                      | 1-Bedroom         | \$812                | \$9,744                     |
| 109                      | 1-Bedroom         | \$914                | \$10,962                    |
| 110                      | 1-Bedroom         | \$950                | \$11,400                    |
| 111                      | 1-Bedroom         | \$925                | \$11,100                    |
| 112                      | 1-Bedroom         | \$939                | \$11,267                    |

| SUITE                                | TYPE       | CURRENT MONTHLY RENT | ANNUAL RENT (CURRENT RATES) |
|--------------------------------------|------------|----------------------|-----------------------------|
| <b>MANUFACTURED HOME PAD RENTALS</b> |            |                      |                             |
| 1                                    | Pad Rental | \$402                | \$4,826                     |
| 2                                    | Pad Rental | \$402                | \$4,826                     |
| 3                                    | Pad Rental | \$402                | \$4,826                     |
| 4                                    | Pad Rental | \$402                | \$4,826                     |
| 5                                    | Pad Rental | \$402                | \$4,826                     |
| 6                                    | Pad Rental | \$402                | \$4,826                     |
| 8                                    | Pad Rental | \$402                | \$4,826                     |
| 9                                    | Pad Rental | \$402                | \$4,826                     |
| 10                                   | Pad Rental | \$402                | \$4,826                     |
| 11                                   | Pad Rental | \$402                | \$4,826                     |
| 12                                   | Pad Rental | \$402                | \$4,826                     |
| 13                                   | Pad Rental | \$402                | \$4,826                     |
| 14                                   | Pad Rental | \$402                | \$4,826                     |

| SUITE                  | TYPE            | CURRENT MONTHLY RENT | ANNUAL RENT (CURRENT RATES) |
|------------------------|-----------------|----------------------|-----------------------------|
| <b>RV SITE RENTALS</b> |                 |                      |                             |
| 1                      | RV Site         | \$96                 | \$1,147                     |
| 2                      | RV Site         | \$700                | \$8,400                     |
| 3                      | RV Site         | \$603                | \$7,237                     |
| 4                      | RV Site         | \$603                | \$7,237                     |
| 5                      | RV Site         | \$660                | \$7,917                     |
| <b>TOTAL</b>           | <b>30 units</b> | <b>\$17,719</b>      | <b>\$212,626</b>            |

## CURRENT SITE CONFIGURATION

**13**

Manufactured Home Pads

**12**

Residential Rental Units

**5**

RV Pads

# INCOME & EXPENSE STATEMENT

Year Ended December 31st, 2022

## GROSS INCOME

|                                |                  |
|--------------------------------|------------------|
| Gross Rental.....              | \$212,626        |
| <b>Total Gross Income.....</b> | <b>\$212,626</b> |

## EXPENSES

|                                    |                  |
|------------------------------------|------------------|
| Insurance.....                     | \$10,284         |
| Property Management.....           | \$8,400          |
| Property Taxes.....                | \$8,562          |
| Repairs and Maintenance.....       | \$3,600          |
| Snow Removal.....                  | \$3,400          |
| Telephone/Internet.....            | \$5,560          |
| Electricity.....                   | \$10,300         |
| Garbage.....                       | \$8,520          |
| Natural Gas.....                   | \$8,500          |
| <b>Total Expenses.....</b>         | <b>\$67,126</b>  |
| <b>Total Operating Income.....</b> | <b>\$145,500</b> |

# AMENITIES

## ● RESTAURANTS

1. McDonald's
2. A&W
3. Pinos "Authentic Italian Cuisine"
4. The Bridge View Cafe
5. Trail Beer Refinery
6. Kootenay Kabab
7. Caffè Americano
8. Pizza Pizza
9. The Colander Restaurant

## ● SHOPPING & SERVICES

1. Pharmasave
2. Shoppers Drug Mart
3. Safeway
4. BCLIQUOR
5. Trail & District Public Library
6. Royal Theatre

## ● SCHOOLS

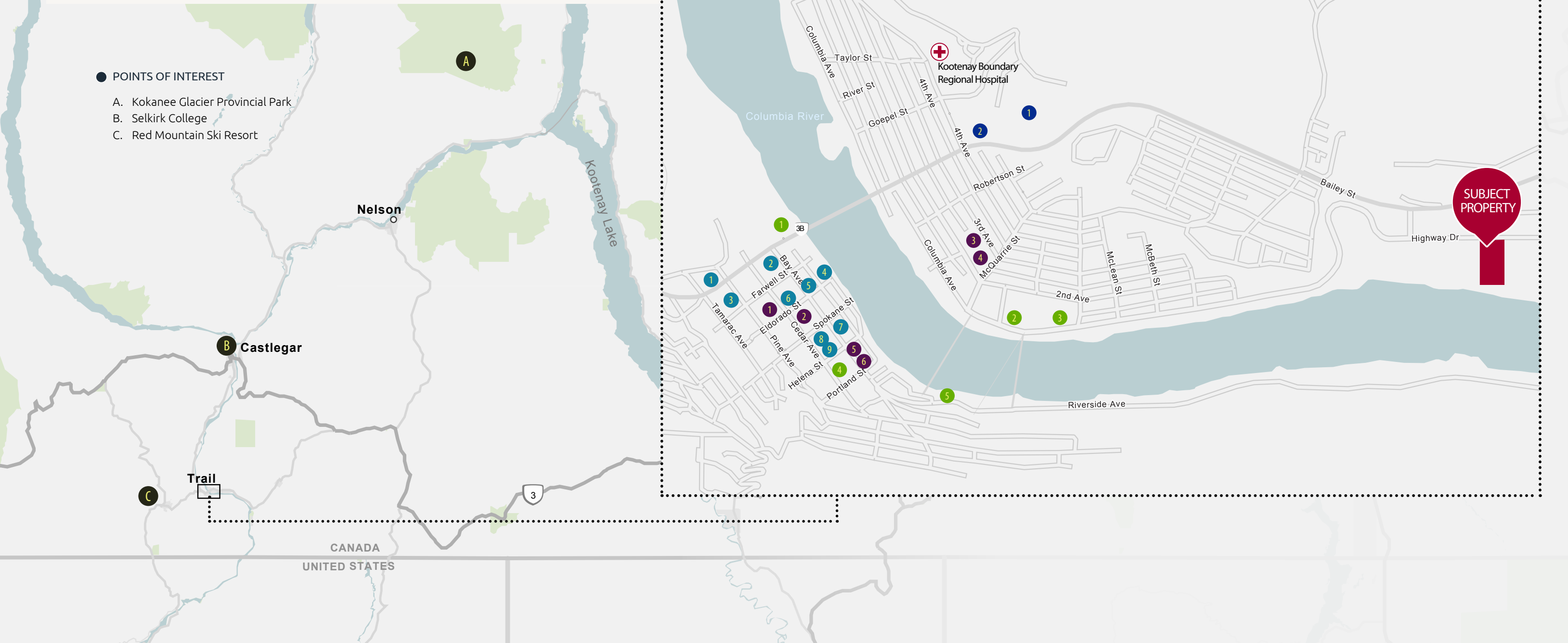
1. J.L. Crowe Secondary High School
2. St. Michael's Catholic School

## ● PARKS & RECREATIONS

1. Cominco Arena
2. Butler Park
3. Trail Aquatic & Lesure Centre
4. Greater Trail Community Centre
5. JubileePark

## ● POINTS OF INTEREST

- A. Kokanee Glacier Provincial Park
- B. Selkirk College
- C. Red Mountain Ski Resort



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FOR MORE INFORMATION, PLEASE CONTACT:

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**Macdonald**

**COMMERCIAL**

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