

# \$129,000 - 102 2 Avenue Sw, Youngstown

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MLS® #A2201103

**\$129,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Youngstown, Alberta

Presenting a rare investment prospect with this fully equipped, 26-site campground strategically positioned just off Highway 9 in Youngstown. This property is not only easily accessible but also offers comprehensive utility hookups, including municipal water and sewer services, ensuring maximum convenience for occupants.

The campground features 24 sites with 30-amp power and 2 sites with 50-amp power, accommodating a variety of needs for recreational vehicles and larger setups. It is highly favored by both work crews and hunting enthusiasts, guaranteeing a consistent influx of visitors seeking accommodations in the area.

Currently divided into multiple titles, this property offers significant potential for future development. Investors have the opportunity to transform this space into a lucrative mobile home park or expand the existing campground facilities. With its prime location and versatile infrastructure, this campground is positioned as a highly attractive long-term investment opportunity.

Ideal for investors looking to capitalize on a property with both immediate returns and future development potential, this campground promises to be a valuable addition to any real estate portfolio.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2201103    |
| Price     | \$129,000   |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Commercial  |
| Sub-Type  | Hotel/Motel |
| Status    | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 102 2 Avenue Sw |
| Subdivision | NONE            |
| City        | Youngstown      |
| County      | Special Area 3  |
| Province    | Alberta         |
| Postal Code | T0J 3P0         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 55              |
| Zoning         | C1              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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