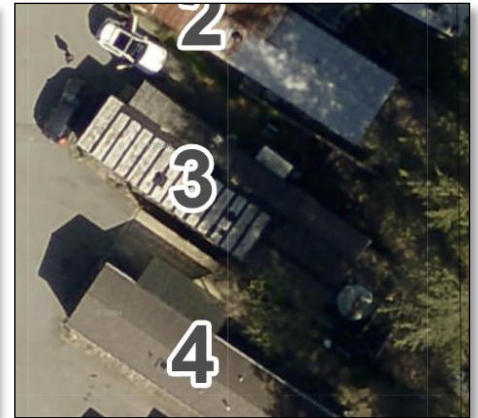


3-39884 GOVERNMENT ROAD

Lalli's Mobile Home Park (Sousters)

\$125,000



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SQUAMISH

BLACK TUSK REALTY



Secure your opportunity to live the detached lifestyle in a brand-new mobile home of your choice in Lalli's Mobile Home Park (formerly Sousters Trailer Park). This location offers exceptional convenience and a clear investment advantage, making the decision simple for those seeking a quick turnaround or a premium place to live. Strategically located, the park is within easy walking distance of essential amenities including transit, vibrant cafes, parks, gyms, and breweries, while also providing immediate access to extensive trail systems for walking, biking, and hiking. Please note this an opportunity to purchase the pad tenancy agreement and the mobile home currently on the property has been de-registered and will need to be removed from the pad prior to relocating a new one. Monthly pad rent is currently \$900/month, covering municipal water, sewer, garbage collection, and snow removal. All new tenants must be approved by the park owner. Please do not walk the property, call your favorite realtor for more information and a chance to view!

SCAN THE QR CODE WITH YOUR MOBILE DEVICE TO
VIEW MORE INFORMATION, OR VISIT
www.alyssawilson.biz/3-39884-government



All information contained herein is from sources deemed reliable and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed regarding the accuracy thereof, and it shall not form part of any future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified.



Presented by:
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Active
R3073888

Board: V
Other

3 39884 GOVERNMENT ROAD

Squamish
Northyards
V8B 0A7

Residential Detached

\$125,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$125,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1968**
Frontage(feet): Bathrooms: **1** Age: **57**
Frontage(metres): Full Baths: **1** Zoning: **RMH-1**
Depth / Size: Half Baths: **0** Gross Taxes: **\$543.40**
Lot Area (sq.ft.): **3,499.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.08** P.I.D.: **300-024-765** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes : Mountains**
Complex/Subdiv: **Lalli's Mobile Home Park (Sousters)**
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Mixed**
Foundation: **Other asphalt**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: Parking Access: **Front, Side**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **<1 block** Dist. to School Bus: **<1.5km**
Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PAD: #3, PARK: LALLI'S MOBILE HOME PARK, MHR: DEACTIVATED**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	0' x 0'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	0' x 0'			x	Main	4
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x		
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x		
Finished Floor (Total):	1,200sq. ft.	Main	Laundry	0' x 0'			x		
Unfinished Floor:	0			x			x		
Grand Total:	1,200sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide		Registered in MHR?: No		PAD Rental: \$900.00			
# of Kitchens: 1	# of Rooms: 5	MHR#:		CSA/BCE:		Maint. Fee: \$900.00			
ByLaw Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns									

Listing Broker(s): **Black Tusk Realty**

Black Tusk Realty

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