

MABEL LAKE AIRPARK – LOT #31

PRIVATE AVIATION • RECREATION • INCOME

North Okanagan, British Columbia - Private Hangar and Fully Serviced Recreational Property. A rare combination of an airstrip-side heated Hangar, a separately situated Development area with two fully serviced RV sites, and established seasonal rental and boat-storage revenue.

OFFERED AT CAD \$1,200,000



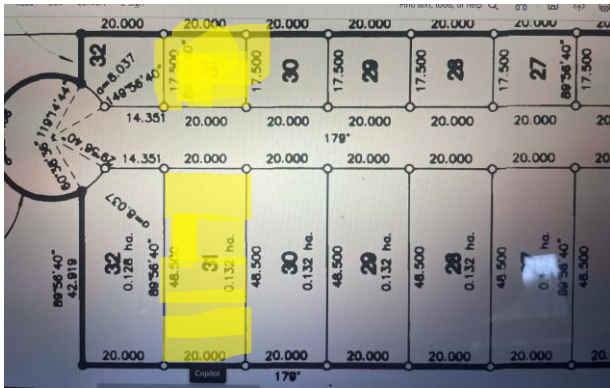
THE OPPORTUNITY

Designed for an aircraft owner who values practical workshop space and a recreational destination, this two-part property places the Hangar on the airstrip side of the road and the serviced RV/Development area across the road. The Hangar also accommodates vehicle and boat storage uses as desired, with a proven potential for generating income to offset annual overhead costs.

FOUR-SEASON AVIATION & RECREATION

This distinctive location offers, a short distance from the Hangar Site, convenient access to Mabel Lake itself, a 25-mile-long lake with minimal development, boat launch, and marina facilities offering convenient access to boating and other summer lake activities. A scenic golf experience is also part of the property's four-season recreational appeal, and the Development Site of the property backs onto Hole No. 7 at the attractive nine-hole Mabel Lake Golf Course, designed by renowned Canadian golf course Architect Les Furber. This property also serves as a gateway to endless logging trails suitable for ATV's, along with the renowned Hunters Range snowmobiling area, a major draw for riders seeking exceptional backcountry winter recreation. The property offers aviation enthusiasts a compelling year-round recreational base.

TWO-PART PROPERTY | LOT #31 DIMENSIONS



HANGAR AT A GLANCE - Hangar Lot: 20 m wide $\times$ 17.5 m deep (350 m² / approximately 3,767 sq ft). This lot contains the 48 ft $\times$ 44 ft hangar.



Roadside Elevation – Electric Overhead Doors 14'H x 14'W.



Airstrip Elevation – Clear Span Door 12' x 40' as center post slides to the side when desired.

Interior Development includes: 4'x 9' Bathroom with vanity sink; Shower/Drying area approximately 4'x 8'; Mechanical Room housing air compressor with hose reel and Vacu Flow vacuum system; 40-gallon electric hot-water heater; Hydronic Heating System with Anti-Freezing Glycol; Workbench Area c/w Upper & Lower cabinets and drawers 4'x 11' Area; LED T5 Lighting; Convenience outlets throughout the facility

DEVELOPMENT SITE AT A GLANCE

RV/Development lot: 20 m wide × 45.5 m deep (910 m² / approximately 9,795 sq ft), with two fully serviced RV sites and the additional utility/storage infrastructure.



The property also includes a storage utility shed (12' x 4') with 200-amp, 120/240-volt service, and the TELUS utility demarcation point, and internet availability. Two RV Sites with Full Services to each to include 30 Amp 120/240, Water, Sewer are currently in place.

Combined stated Lot Area: 1,260 m² (approximately 13,563 sq ft / 0.31 acre).

ANNUAL EXPENSES - 2026

- **PROPERTY TAXES (Non-Resident) - \$1,306/year**
- **AIRPARK COMMUNITY FEE - \$1.070/year**
- **STRATA FEE'S - \$ 750/year**
- **WATER/SEWER FEE'S - \$ 990/year**
- **ELECTRICITY - \$2,472/year**

FOR ALL INQUIRIES:

CONTACT: Ivan Houde PHONE: 403-869-4499 EMAIL: Ivan.houde@gmail.com