

Riverview RV Park Commercial Property

Riverview property consists of 19 acres M/L located at 3 mile Badger Road. Bordering the Chena River and Badger Road. The riverbank is excavated with rip rap rock to control erosion.

The RV Park comes with all necessary buildings on approximately 17.5 acres. Included is a 3 hole Pitch and Putt Golf Course.

There is a kitchen, outside barbeque and indoor seating for approximately 100 people or more that would be perfect for a show much like the Malemute or The Palace Theater. There is room to build a stage off the side of the building and would be a very simple project.

Having between 200 to 400 Rvers there would make a captive audience.

Trailer Life GOOD SAM rates the RV Park #1 In Alaska.

There are 160 spaces, 158 full hookups 102 sites with 30amp and 58 sites with 50amp.

The water system is a six inch well with large filters, chlorinator and upgrades are to be added in 2009.

The Sewer system has a 15,000-gallon Chicago Aeration Plant in a building with a 80'x100' Leach Area which works Beautifully, and with proper maintenance it will operate with minimal trouble for many years.

The soil is the BEST in Fairbanks Area. It consists of sand and gravel, a few feet below the surface with no permafrost, so there are large trees and good vegetation.

The Property is beautifully landscaped, and a Parcel of this size on the Chena River has endless Potential.

The laundry is large. 12 washers 11 dryers in a nice neat building.

There are two Bath houses centrally located with a total of 14 private showers with dressing area, adjoining men and women restrooms all nicely done. Both showers houses and laundry have oil hot water heaters.

There is a wash area for RVs and other vehicles staying as guests in the RV Park. It has a separate well with pump, pressure tank, enclosed from the weather.

A 40'x60' Shop with 16' ceiling is included. It has a hoist, work benches, etc. it is drywall tape and texture on the inside and has a apartment in the rear top with 1 bedroom, 1 BR, Kitchen, Living room and a Deck with a view of the river. There is also an office in bottom with a bathroom. It is heated by a boiler with in floor heat.

The RV Park is open May 15, thru September 15 th. RV Park is then closed, winterized the rest of the year, with no maintenances needed. .

TO SUMMARIZE, Riverview Properties is a Turnkey Operation with all business in place, except the show operation, which would be quite simple.

All caravans and reservations have been booked for the coming season.

There is unused space on the Chena River for approx. 20 cabins, that would connect to the current water and sewer system. Cabins on the River are very much in demand during the tourist season.

They rent for \$100.00 to \$175.00 per day, the cabins alone will bring in approx. \$150,000.00 a season, based on 50 percent occupancy.

Our plans for the 2009 season were to build 6 cabins, and start a buffet breakfast. The breakfast would be from 7 to 10 am, and would be included with in the \$175.00 cabin price for 2. The participation from the RV Park will cover all cost, and probably make a profit.

Riverview RV Park will give you a chance to make your money in 4 months, and spend your other 8 months else where, or construct winter facilities for winter sports and Aurora Borealis viewing. This is Big with oriental clientel and Big Business in Alaska.

When the proposed natural gas Pipeline comes, there should be \$200,000.00 plus added to the net profit, during the 10 year proposed construction time frame.

The price of this property should triple in 10 years, because large parcels on the Chena River, next to a major Road are all developed.

I hope that this will give you an idea of what Riverview RV Park has for potential.

The oppotunities for this property are endless.

THE REASON FOR SELLING IS RETIREMENT.

The total package price \$1,345,000.00

Breakdown sheet available.