



Riverhaven RV Park & Motel
Hedley, BC



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Riverhaven RV Park & Motel

Hedley, BC

PROPERTY DETAILS

Listing Number:	24234
Price:	\$990,000
Taxes (2024):	\$3,698.50
Size:	2.11 acres

DESCRIPTION

Excellent investment opportunity for someone looking for a seasonal, owner-operated business—ideal for a couple. Here you will find a well kept and operated 23-site RV park with a modern booking system, 4-unit motel with excellent ratings, 2 bedroom owner's residence, and a detached shop, all on the beautiful Similkameen River in the South Okanagan.

The land comprises 2.11 acres with approximately 223 feet of river frontage including a nice natural sandy beach. The owners and guests enjoy excellent swimming from the shoreline, fishing opportunities, and of course tubing down the river with a number of launch and take out points along the river. Throughout the land there are lots of fully mature evergreen trees providing shaded sites for guests to escape the sun when needed. The owners have also invested in an automated underground irrigation system with 18 zones ensuring guests have green grass year-round.

Also on the recreational side of things, there is trail access (across the road) up to the backcountry; this is a quading/side-by-side paradise; a big appeal for guests as they do not need to trailer machines

once they arrive and can ride all day, come back, hit the river and relax camp side.

The main building includes the motel with 3 standard units plus a one-bedroom suite, a well set up shop/office, the owner's residence, laundry and linen storage room for the motel, as well as public laundry with clean washrooms and coin operated hot showers for the RV guests. Off to the side of the main building is a shop with hot water/washroom and is natural gas heated, used by the owner as a room for projects and recreational gear storage.

The motel sites have all had A/C recently installed and they are open year-round/when the owners desire. Current Google rating of 4.8/5.

The park has privacy fencing on both sides and a short walkway down to the river. There is a central and well shaded playground (updated), and open games area. Some further highlights are listed below:

23 RV sites

- 6 back-in sites with full hook ups and 20/30 amp power
- 5 river view sites with full hook ups and 20/30 amp power
- 6 inside park sites with full hook ups and 20/30 amp power
- 6 pull-thru sites with full hook ups and 20/30 amp power



RV Sites Highlights

- Beautiful fully shaded, level, and grassed sites, the owners take great care to water the sites with an underground/automatic irrigation system
- All sites have access to the Similkameen River and a fantastic beach area for swimming, fishing and rafting
- Deluxe, super clean coin showers
- Horseshoe pit
- Awesome kids' playground
- Fun outdoor games
- Ping pong table
- All sites have fire pits
- Coin operated laundry facilities
- Free high-speed Internet
- Pets are welcome
- Family fun and relaxation

Inside the main building and through the office/shop is an updated owner's residence with an open floor plan, nice big deck out the back, master bedroom

with en suite and second bedroom. The lower level of the residence is now used for storage/a rec room for the owners, but in the past was used by guests as a games room as it opens out to the RV park side of the building. This space could be kept as a recreation room, used as an extra bedroom if need or again opened up to guests for their use, possibly available to rent for groups.

The RV park is reviewed and rated by "Goodsam" and is an affiliate park, bringing in a steady stream of guests, the park also sees a lot of large group bookings (full park block outs) and has a strong following of return guests. The booking system is fully automated; the owners have spent quite a bit of time, money, and resources setting the park up for ease of operation. From an operational standard point this park runs as smoothly as possible and the owners are available to spend the time required to train the new owners. The current RV season runs for 6 months with the motel units available year-round.

LOCATION

6165 Highway 3 - Hedley, BC

Notable Distances

- Princeton: 33 km
- Keremeos: 33 km
- Penticton: 78 km
- Osoyoos: 78 km
- Kelowna: 139 km
- Hope: 166 km
- Chilliwack: 217 km

AREA DATA

Hedley is a former gold mining town with a rich history. It is an unincorporated town that sits 38 km east of Princeton. The town is located at the foot of Nickel Plate Mountain in the Similkameen. The town has a population of approximately 200.

RECREATION

Whether it is as a draw for guests to the park or for personal appeal, this property is well situated for outdoor recreation.

The two main recreational appeals are the river and the easy access to hundreds of kilometres of trail riding up into the mountains across the road from the park (quads, side-by-sides, or mountain/electric bikes). In the fall hunters flock to the area and this park/location is an amazing home base. The Similkameen River is well known as one of the best destinations in BC for anglers wanting to target Rocky Mountain White Fish. And an even bigger appeal with the river is swimming/tubing/paddling. A local feature of interest is a large rock off the shoreline; a great place to swim over to, climb up, and jump off.

Other options for recreation are golfing:

- Princeton Golf and Country Club - 25 minutes west
- Twin Lakes Golf and Country Club - 40 minutes northeast



And there are heaps of Okanagan fruit and vegetable stands in Keremeos - 25 minutes east

In winter you have Apex ski resort with eight runs and excellent snow just 50 minutes away.

HISTORY

People have lived in the Similkameen Valley for 7,000 years. First Nations people mined and traded ochre and chert. At its peak in the early 1900s, Hedley and the town on the mountain, had about 1,000 residents, five hotels, and all the amenities needed in a frontier mining town. Over the years floods, rock falls and fires consumed part of the town. Approximately 77,760 kilograms/86 tons of gold were produced from Hedley's mines between 1904 and 1996. Using the price of gold today, the present-day value would be about approximately 3 billion!

BOUNDARIES

Please see maps. All lines drawn on aerial images are approximate and for reference only.

MAP REFERENCE

49°21'57.67"N and 120° 7'37.86"W

SERVICES

- 600 amps of power
 - 200 amp to motel/residence
 - 400 amp to shop then to RV sites (RV sites have 20/30 amps)
- Drilled well
 - Approx 200 ft deep
 - 200 GPM
 - 220V pump
- Starlink Internet
- Automated underground irrigation throughout the grounds - 18 zones
- Natural gas
- A/C in all motel rooms
- Security camera set up with 1 TB of storage
- Curbside pick up for recycling and garbage every week
- Telus Business Connect, business phone system
- Goodsam RV club membership

IMPROVEMENTS

The main building has an owner's residence, motel, shop/office, and multiple laundry/washroom facilities.

Store/Office

- Well setup check in area with convenience store
 - Ice
 - Drinks
 - Candy
 - Cards
 - Basic pharmacy items
 - Toys . . . inflatable boats
 - RV supplies
 - Camping supplies
- Laundry room for motel



- Laundry and washroom/showers for campers
- 3 motel rooms + 1 suit

Shop

- Great workspace and storage
- New tin for roof ready to go on
- Serviced with hot water/sink and toilet
- Natural gas forced air furnace

ZONING

No zoning

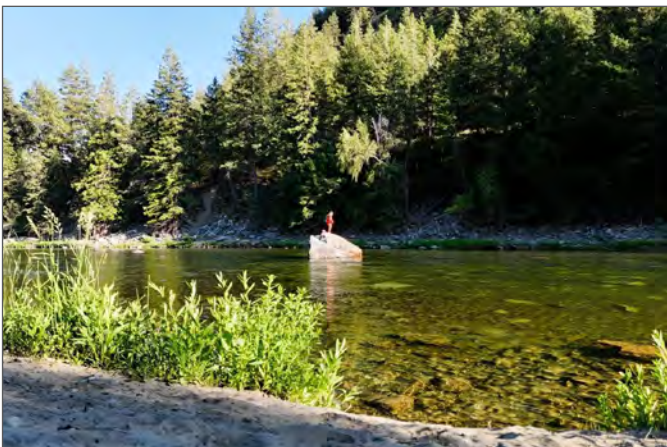
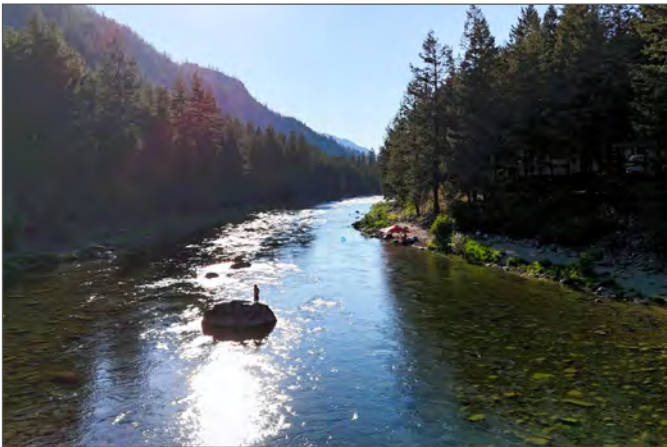
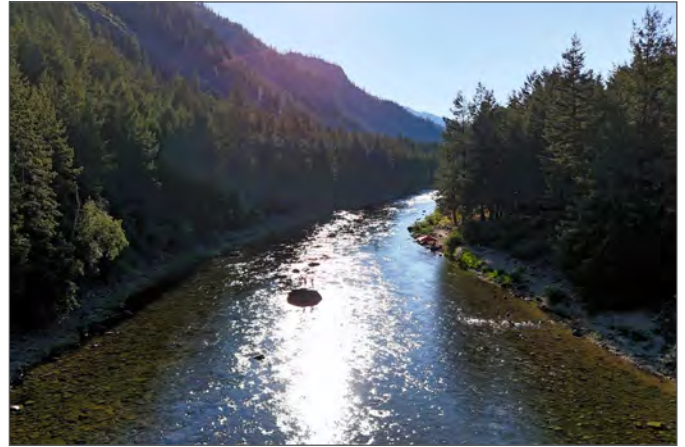
The property is part of the Regional District of the Okanagan Similkameen and is in an area with no bylaws.

LEGAL

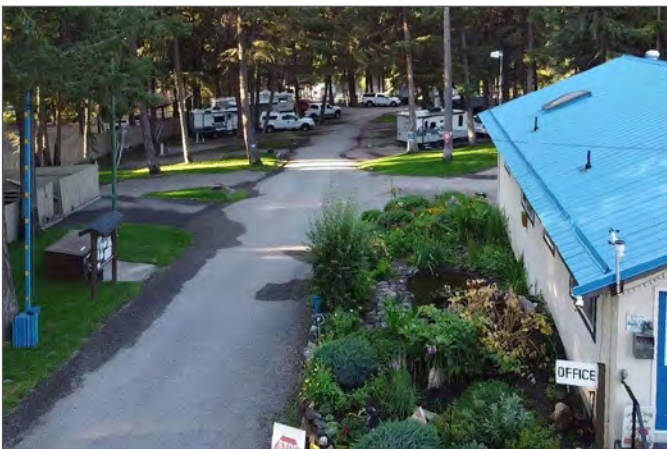
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DIVISION YALE DISTRICT PLAN 4708

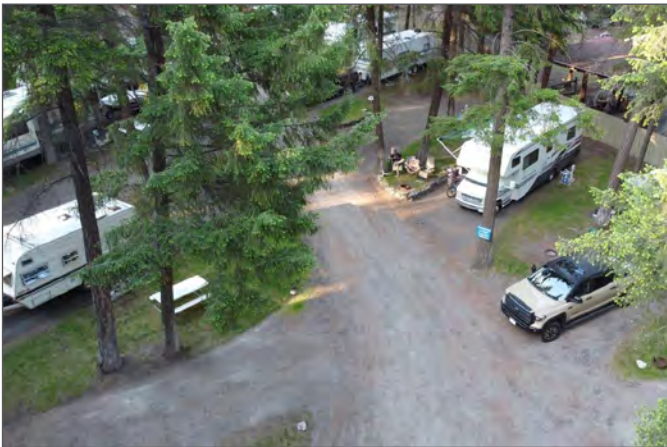
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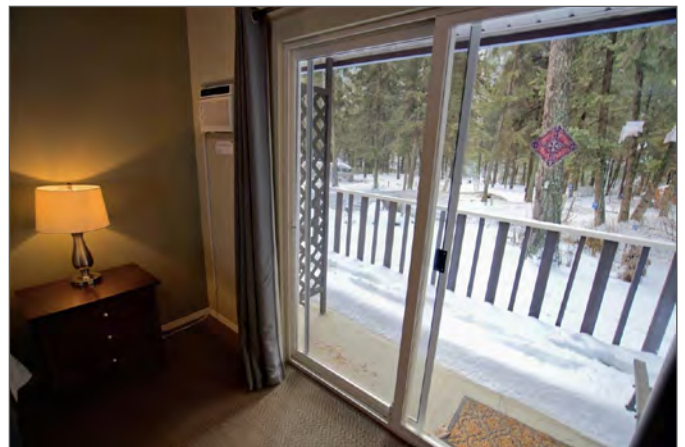


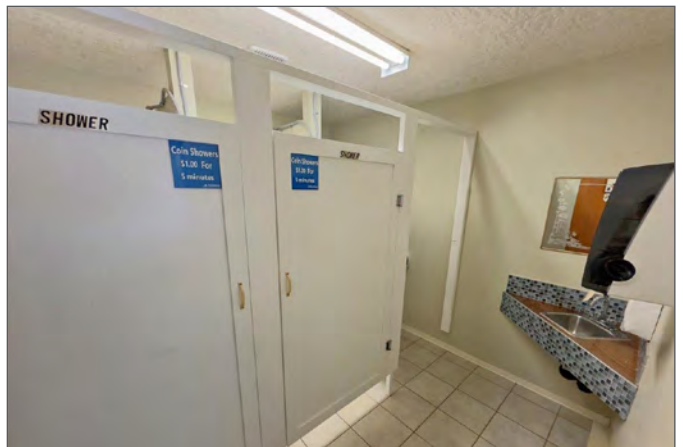




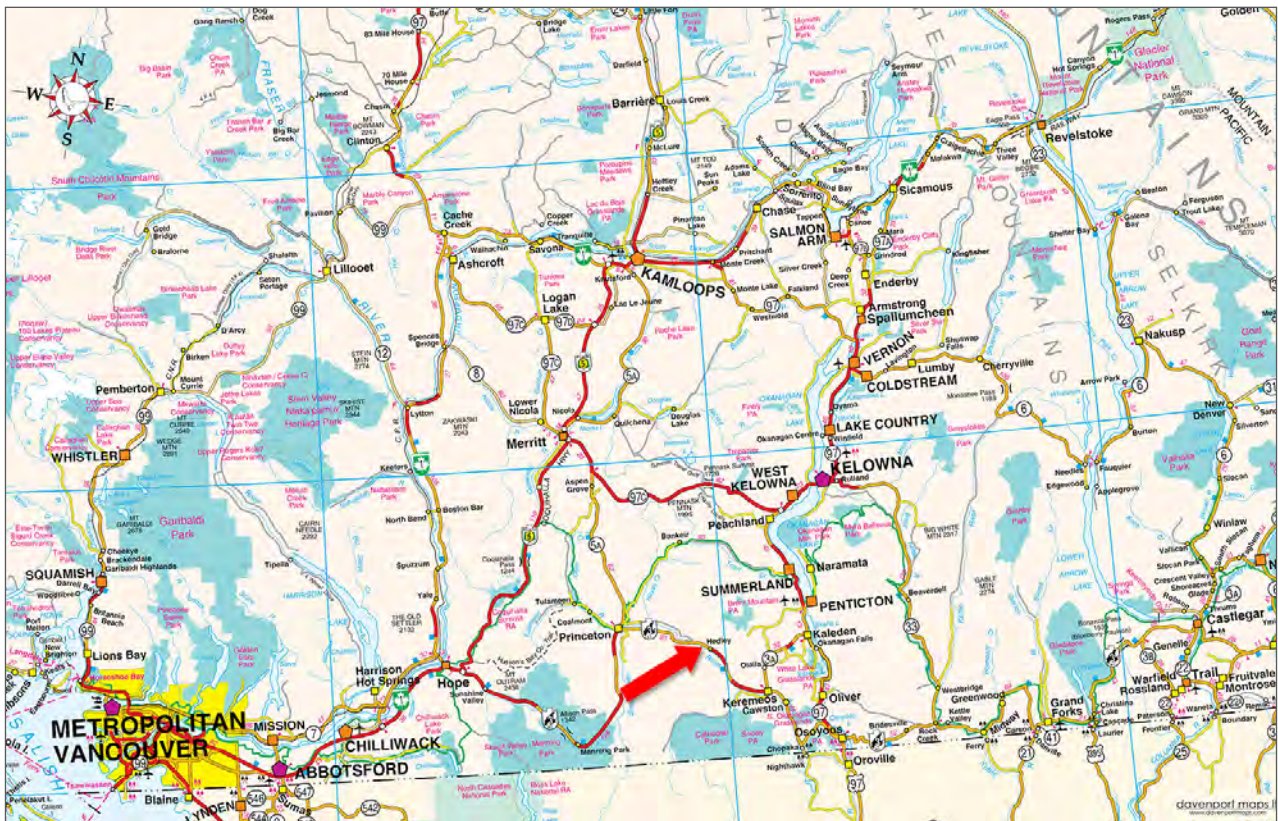
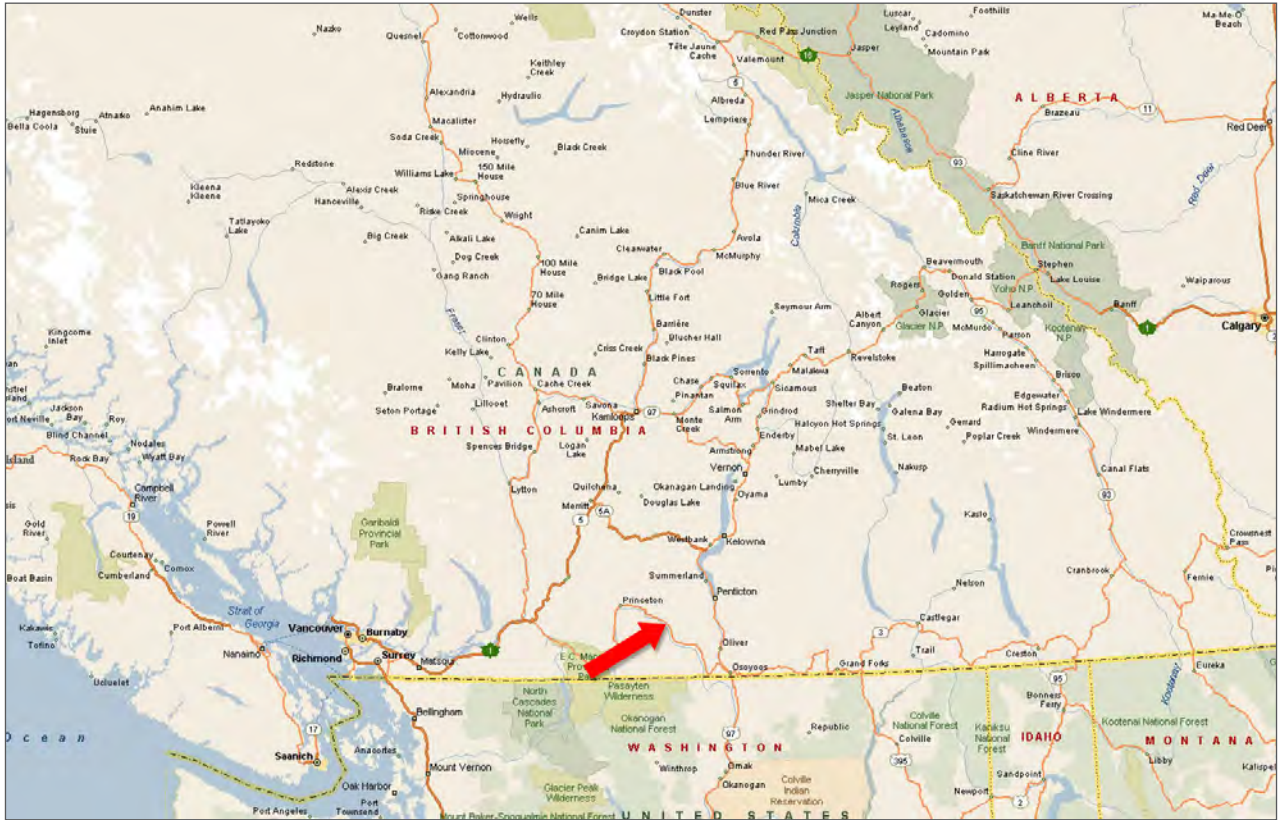


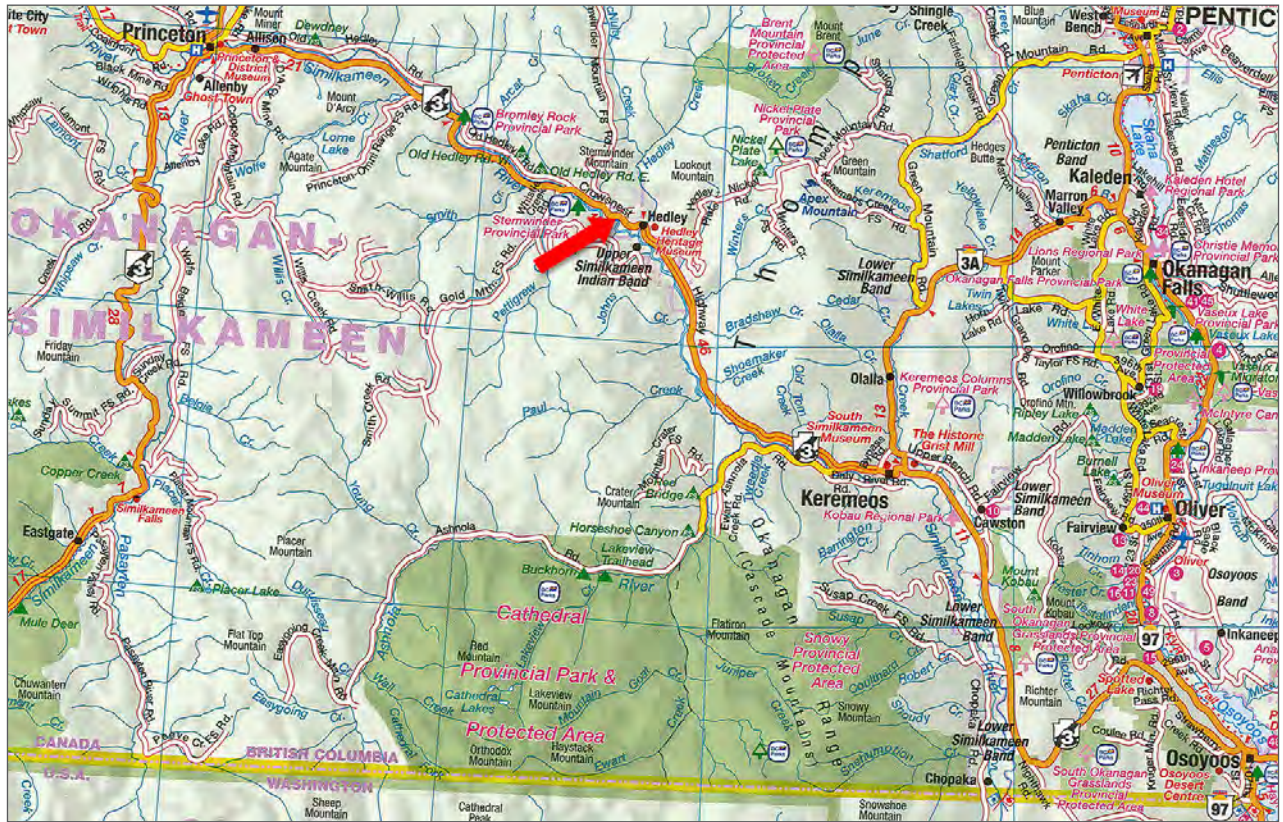




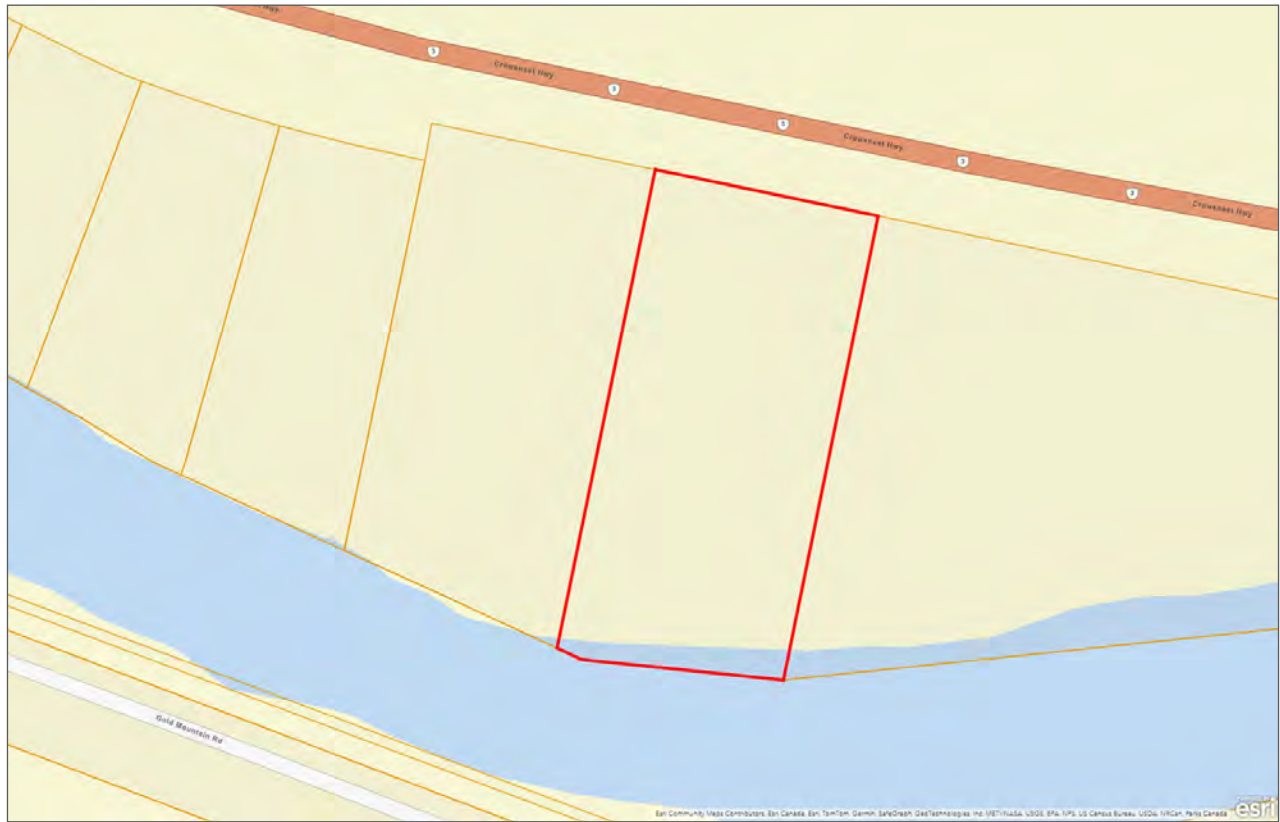




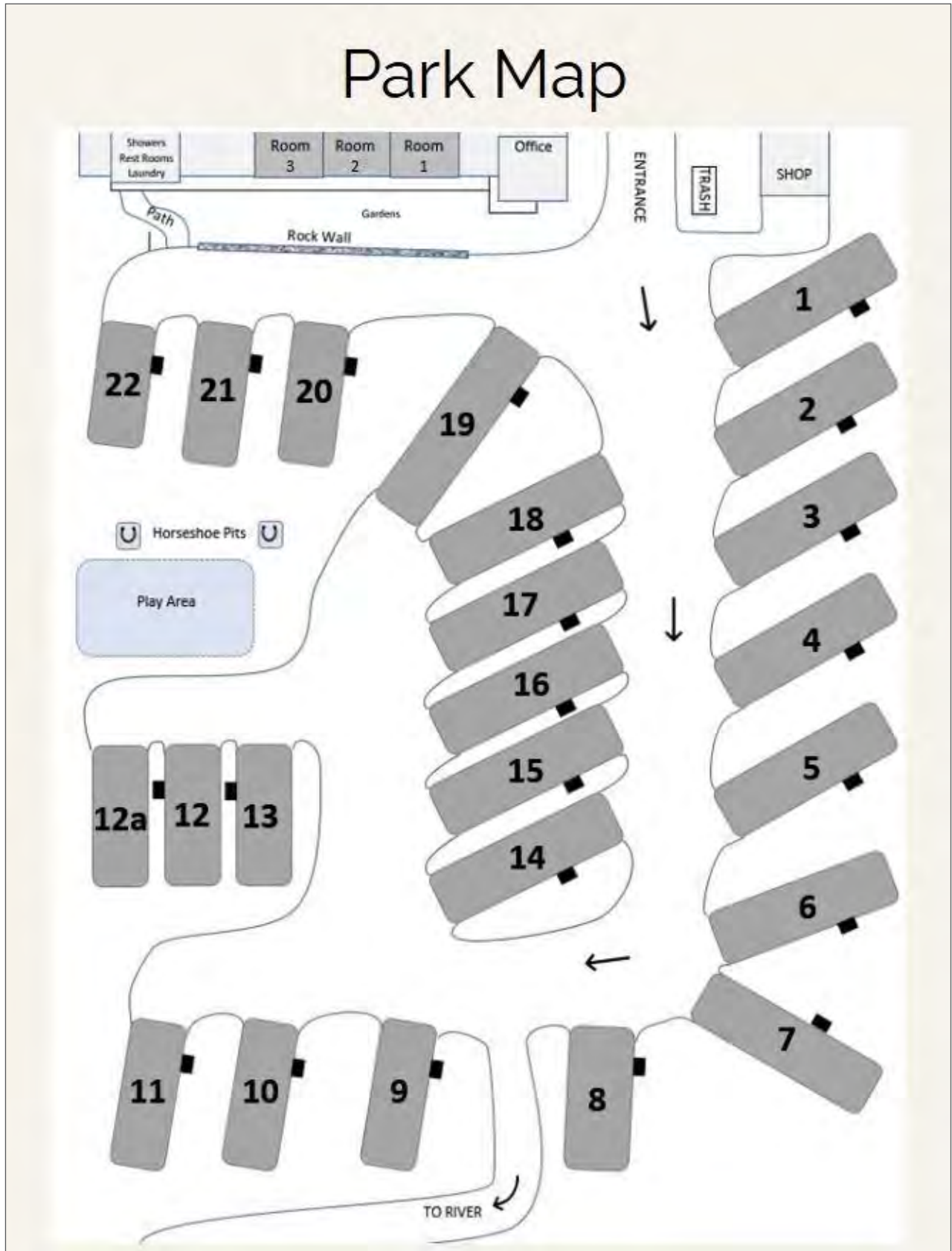








Park Map





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