



For Sale

Grand Palms RV Resort

Grand Marais, MB

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Investment Highlights

Cushman & Wakefield Stevenson (“CWS”) is pleased to present to the market, on behalf of 100019489 Manitoba Ltd. (the “Vendor”), a 100% freehold interest in the Grand Palms RV Resort, in Grand Marais, Manitoba (the “Property”), a seasonal recreational vehicle park investment opportunity. The Property totals (+/-) 328.30 acres of mixed-use recreational opportunities located adjacent to the Eastern shores of Lake Winnipeg in Manitoba.



Expansion-Ready Land

The Property spans (+/-) 328.30 acres and includes significant excess land, ideal for new development or site expansion to support a variety of future uses.



Location Location Location

A one hour drive from Winnipeg city limits and 500 metres from Grand Beach Provincial Park, which frequently ranks as one of North America’s best beaches.



Versatile Income Potential

Positioned for long-term growth, the Property can accommodate multiple revenue-generating uses—offering flexibility for investors looking to diversify and scale their portfolio.



Generational Investment

This investment is designed to deliver stable, long-term returns by capitalizing on lasting demand and rising property values, setting the stage for enduring wealth and intergenerational security.

Sale Price: \$16,000,000



Property Overview

Background

The major components of the Property are the developed campgrounds (the “Palms”), the partially developed premium campgrounds and future commercial development land (the “Ponds”), and the treed agricultural land for future development of (“Walter’s Land”).

The Palms

The Palms spans a total of (+/-) 75.29 acres, with the front (+/-) 30.00 acres developed with commercial buildings, a stage, an off-leash dog park, and a large parking lot. This front section is serviced with hydro, telephone, two wells, and two holding tanks, and includes a gravel driveway for access. A work yard for storage is also located on the north side of this section.

The rear (+/-) 45.29 acres is home to the Grand Palms RV Resort, which features 476 seasonal campsites, each equipped with underground wiring, a 30-amp panel, water connection, and a 500-gallon holding tank. The average seasonal campsite measures 45' x 70' and is surrounded by mature trees, providing a private, natural setting.

The resort offers two tiers of annual seasonal RV sites, with regular sites leasing for \$3,440.00 and premium sites for \$3,940.00. Overnight campsites are also available at a rate of \$65.00 per night.

Additional site improvements in the Palms include concessions, a restaurant and dining area, washrooms, a laundromat, basketball, tennis and pickleball courts, a swimming pool, splash pad, playground, and multiple storage areas.

The Ponds

The Ponds comprises of a total of (+/-) 76.81 acres and are divided into three distinct sections: a (+/-) 70.33 acre partially developed area with premium campsites, a (+/-) 4.68 acre portion designated for future commercial use and a (+/-) 1.80 acre road allowance.

The campsite section features a man-made pond surrounded by a blend of existing and potential premium campsites. Development is actively underway, with 30 sites already serviced with water and electricity and another 30 cleared for services. The site has the capacity to support up to 300 additional premium campsites, with further potential for year-round accommodations such as yurts or tiny cabins.

The commercial portion, with frontage on Road 38 East benefits from flexible zoning, allowing for a range of future uses. Potential developments include a boat/RV/car/ATV wash, or storage rental facility, both of which align with current market demand in the area.

Walter’s Land

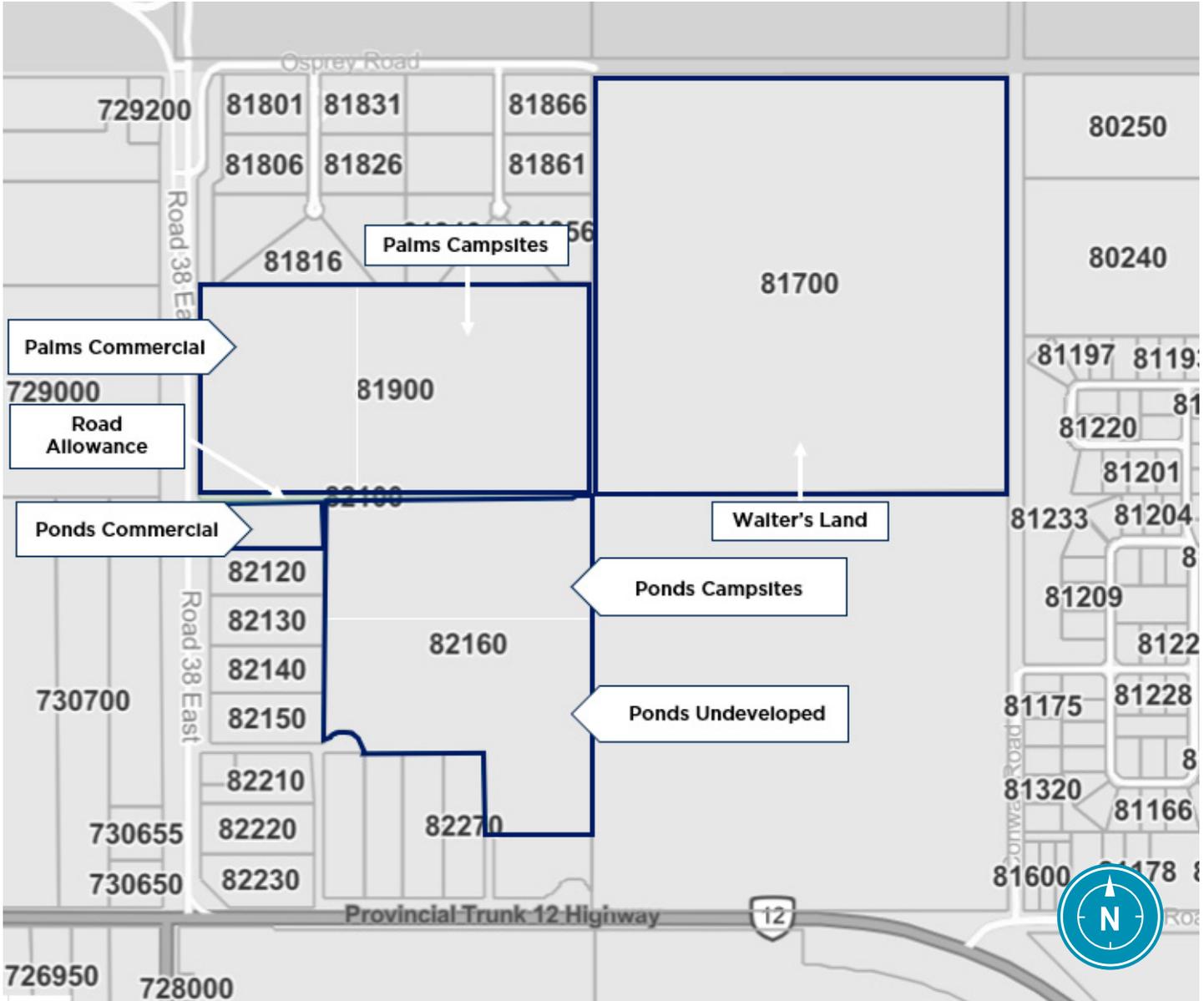
Walter’s Land is (+/-) 160 acres of adjacent land near existing residential holdings and summer cottages, offering numerous possibilities to suit a range of visions. Preliminary concepts suggest the potential to subdivide up to 70 two-acre lots.

The RM of Alexander is currently undergoing a development plan review which includes this site being re-designated to residential to allow for this type of development. Completion is expected to be June 2025.

Following re-designation, lots could be sold as cottage sites to generate capital for continued development of the Property, or developed into rental cottages to create a long-term revenue stream with four-season appeal. The region is experiencing strong demand for this type of offering, with little comparable product currently available.



Site Plan



Site Map



Servicing and Zoning

Servicing

Services available to the rear portion of the subject site (the campground) include both hydro (3 phase 600V Power) and telephone along with a long gravel driveway accessing the campground.

The main water lines are 4" PVC with the feeder lines to the site being 3/4" PVC. The campground water system is supplied by a submersible well that feeds 3 - 2,000 gallon water holding tanks treated with chlorine. A pump in the 3rd tank supplies water to the main lines which tap off to a 3/4" line that feeds each individual site. Also, located on the North side of this site is a work yard for storage.

Zoning

The Palms and The Ponds are zoned "Rural Commercial Industrial", a designation intended to accommodate a wide variety of uses and services that support residents, businesses, and tourists. The current uses—such as the RV resort and commercial restaurant—are permitted under this zoning. Future developments, including a hotel, would also fall within the permitted uses of this designation, providing flexibility for continued expansion and diversification of the property.

Walter's Land is currently zoned RG - Recreation General, however the designation on this property is split. The southerly portion is NR - Natural Resource and the northerly portion is R - Residential. The re-designation is in progress to designate the land entire parcel to R to allow for development as contemplated herein. The RM hopes for this to be completed by June 2025.

Local Amenities

For generations, Lake Winnipeg's Eastern shores have lured visitors from across Canada and beyond, offering one of North America's top beach destinations. Just an hour North of Winnipeg, the Grand Beach Provincial Park area, Grand Marais, and the surrounding East Beaches embody the very best of prairie paradise, with endless powder-white sands, rugged dunes, and pristine waters waiting to be explored.



Grand Beach: A World-Class Gem

A 3-kilometer stretch of soft white sand, towering dunes and endless lake views makes Grand Beach one of North America's premier beach destinations.



Outdoor Recreation for Every Season

From summer hikes to winter skiing, the Grand Beach recreational area offers seasonal activities for every nature lover.



Grand Marais: Charm and Convenience

Just south of Grand Beach, Grand Marais offers small-town charm, local shops, and easy access to outdoor adventures.

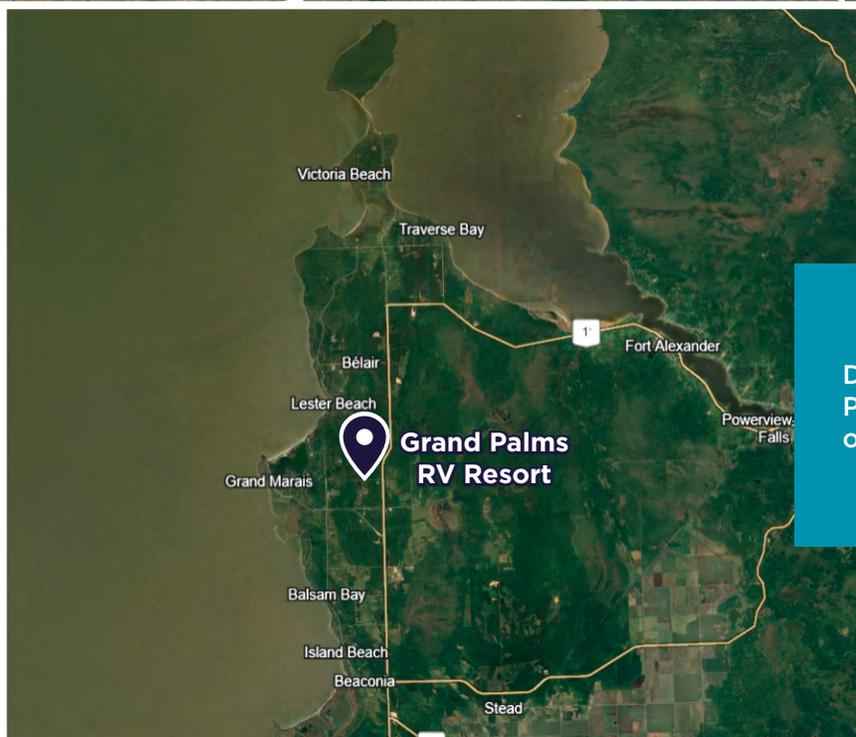


East Beaches: Expansive Serenity

Explore a variety of beaches along the Eastern shore and find peaceful alternatives, scenic beauty and fewer crowds.



Area Map



Drive time from Winnipeg to Grand Palms RV Resort is (+/-) 82 kilometers or about 52 minutes.



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