



FOR SALE

Dun-Rovin Mobile Home Trailer Park

4017 Lake Road, Conneaut (North Kingsville), Ohio 44030

Mobile home trailer park for sale

This peaceful, forested property offers
timeless appeal in a serene lakefront setting.



Accelerating success.

Corianne Voltz
Associate
+1 330 328 8832
corianne.voltz@colliers.com

Jon Caiazza
Vice President
+1 330 309 4766
jon.caiazza@colliers.com

Colliers | Cleveland - Akron
150 N Miller Road, Suite 450A
Akron, OH 44333
+1 234 312 9007



Prime Location

Dun-Rovin Mobile Home Trailer Park is approx. a 5.465-acre, 37-unit mobile home trailer park located in the serene, forested, lakefront area of Ashtabula County. Developed in the 1940's, this trailer park has 29 resident owned trailers, along with a 2-story home where the maintenance/property manager resides and separate rented one unit apartment building.

Updated Infrastructure & Maintenance

Capital improvements contain a sewage treatment plant replaced in 1998 but well maintained and inspected twice weekly. Seal coating completed this summer.

Upside Investment Property

This offering is for the park in its current as-is condition. Available financials are available. A substantial upside to the current financial condition awaits the new owner as the property admitted charges among the lowest rent around, pays for water, trash and all landscaping needs.

DEMOGRAPHICS

Population

4,166

Median Household Income

\$66,139

Average Home Value

\$203,400

Total Households

2,183

Average Household Size

2.22

Median Age

51.4

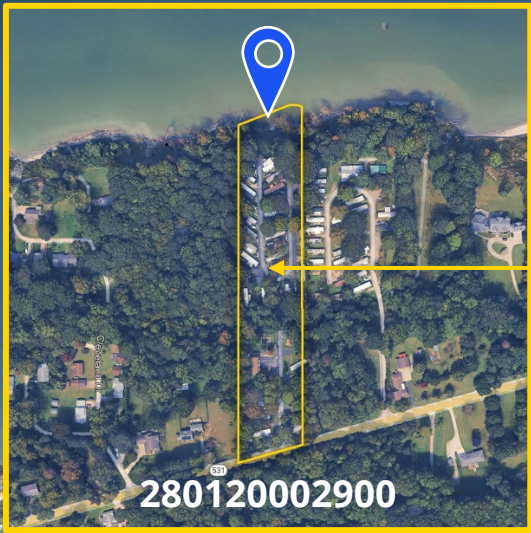
Daytime Workers

1,365

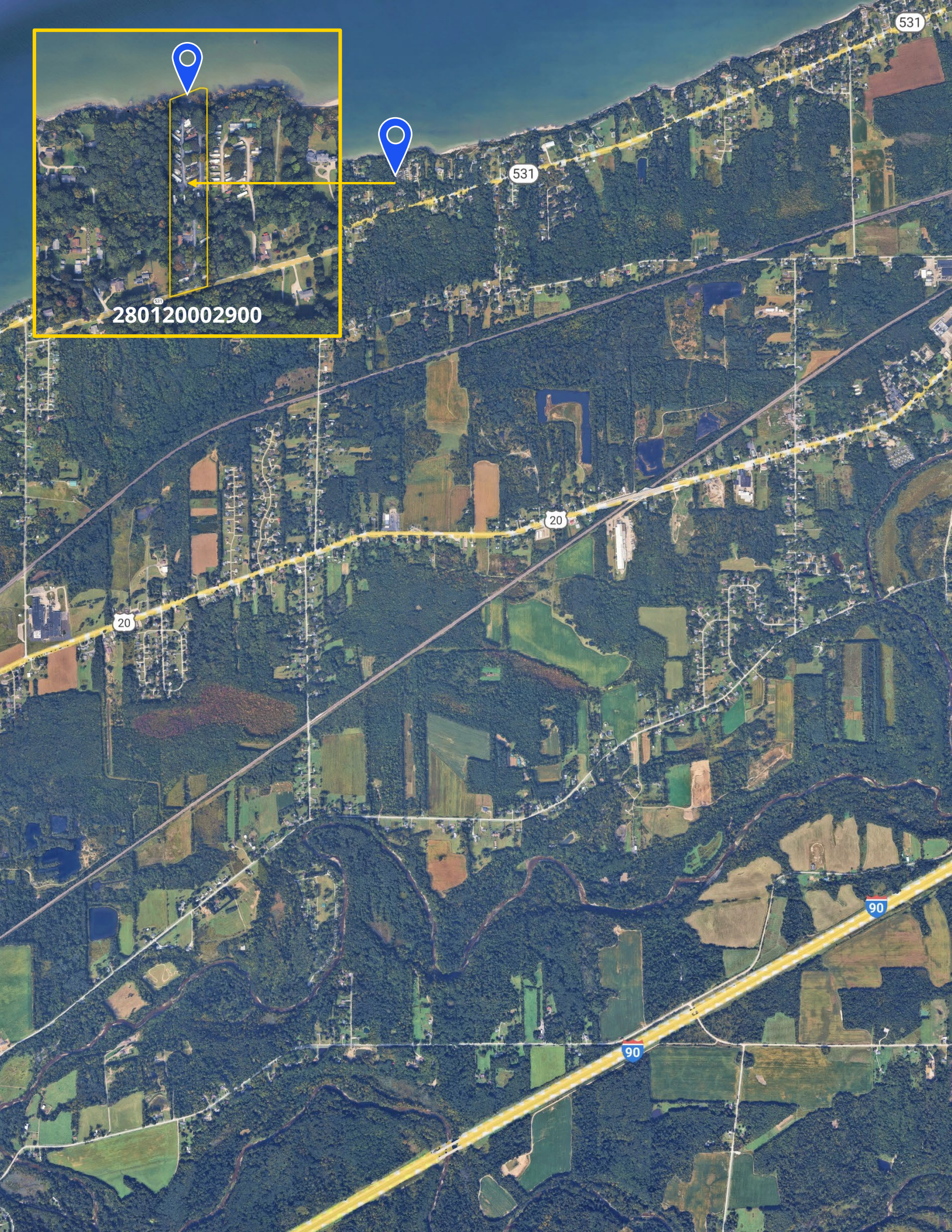
*Demographics based on a
3-mile radius*

Property name	Dun-Rovin Mobile Home Trailer Park
Location	4017 Lake Road, Conneaut (North Kingsville), Ohio 44030
Parcel number	280120002900
Acreage	5.465
Units	37 (35 lots, 1 house & 1 apartment)
County	Ashtabula
Zoning	Multifamily
Year established	1940's
Parking	Off-street
Utilities	Trash, water, and sewer included
Community type	All-ages
Amenities	Lakefront, City Water
Nearby amenities	Lake Erie access, local shopping & dining, healthcare facilities, outdoor recreation, schools & community services, and located near convenient transportation routes 20 and I-90
Pet policy	Allowed with additional monthly fee





280120002900





Hamilton

St. Catharines

Buffalo

Lake Erie

Erie

Jamestown

Ashtabula

Cleveland

Oil City

Akron

Youngstown

Alliance

Canton

Wooster

Weirton

Pittsburgh

Wheeling

20 mi



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