



element
REAL ESTATE BROKERS



1238 E Cactus Dr,
Apple Valley, UT 84737

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Zion's Tiny Getaway

RV Park

PROPERTY OVERVIEW

This nightly rental approved RV park is available for purchase, with a fenced frontage on 4.44 acres.

PROPERTY HIGHLIGHTS

- Located between Coral Pink Sand Dunes and Sand Hollow
- 15 minutes from Gooseberry and world-class biking trails
- 20 minutes from Pipe Springs Monument
- 30 minutes from Toquerville Falls
- 30 minutes from Sand Hollow and Quail Creek
- Public lands right by the resort
- 20 minutes from Water Canyon Trailhead

1238 E Cactus Dr | For Sale



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PROPERTY FACTS

Asking Price: **\$3,750,000**

Cap Rate: **9.16%**

RV Lot Count: **40 lots**

Year Built: **2021**

Total Land Area: **4.44 acres**

Property Type: **RV park (nightly rental approved)**

Zoning: **Highway commercial**

Parking: **1 driveway per RV pad**

NOI: **\$343,674**

Gross Profit: **\$629,787**

1238 E Cactus Dr | For Sale

Photos:



Projected Hot Tub Fees	Projected Annual Lot Rent	Projected Property Management Income	Projected Cleaning Fees
\$19,800	\$192,000	\$208,587	\$209,400

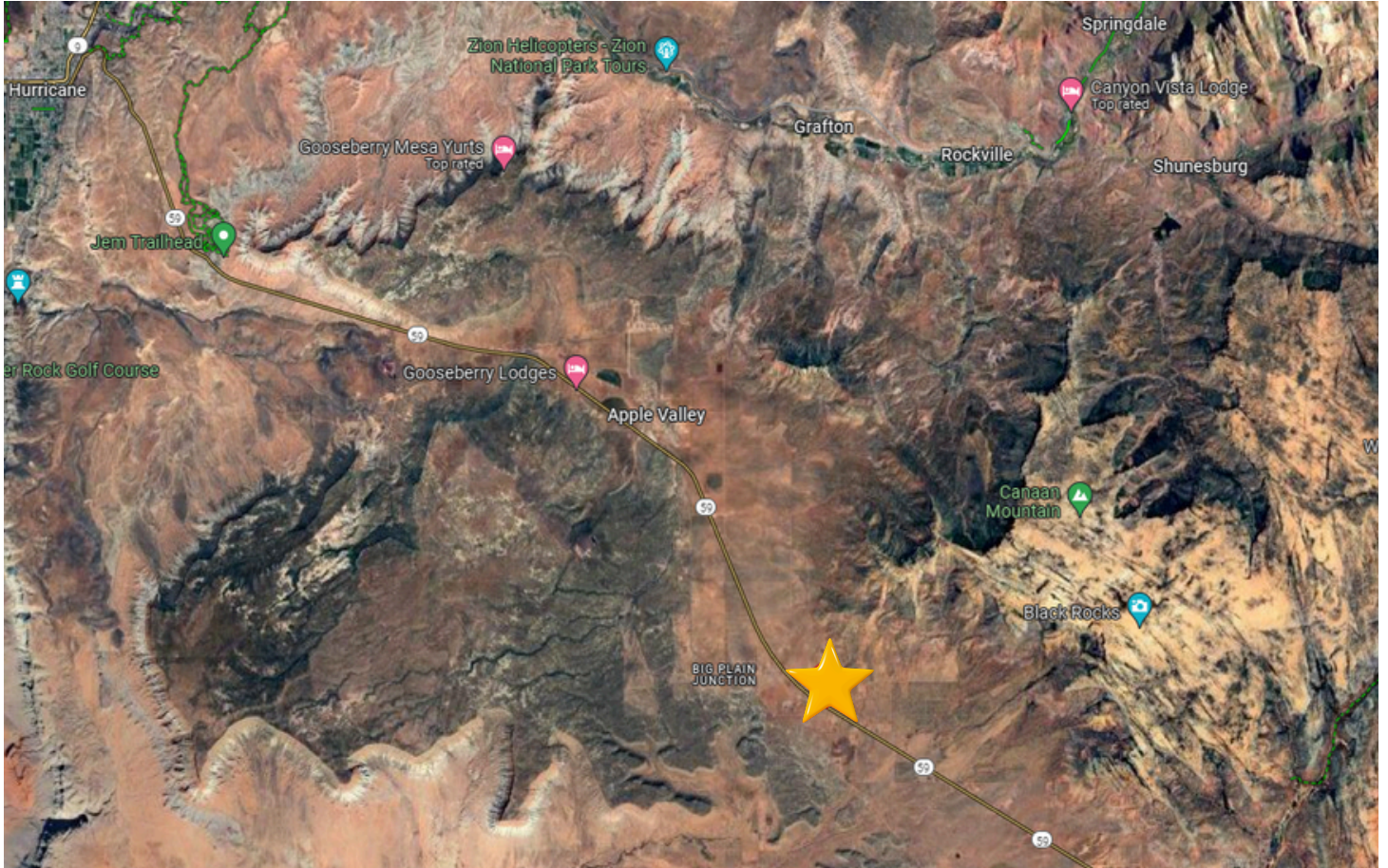
Property Description



BUILDING FEATURES

- 40 RV park pads
- Nightly Rental Approved
- Fully Leased
- Playground Area
- Multiple Income Opportunities

Area Map



Distance to Major Cities

SLC, Utah: 307 miles
Las Vegas, Nevada: 155 miles
Los Angeles, California: 497 miles

San Diego, California: 531 miles
Denver, Colorado: 635 miles
Pheonix, Arizona: 376 miles