

Multi-Family For Sale



Mike Fuller Realty & Company

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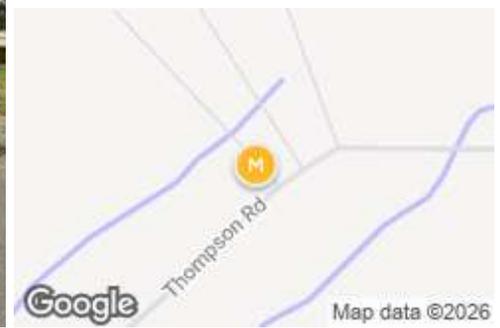
Mobile Home Park

311 Thompson Road, Madisonville, TN, 37354

Multi-Family For Sale

Prepared on March 10, 2026

1 of 1 Listings



Listing Details | Multi-Family For Sale

Total Available Space	3.27 Acres
Asking Price	\$749,000
Listing Price Per Unit	\$107,000
Listing Price Per SF	\$5.26
Cap Rate (Actual)	9.4%
NOI	\$70,436
Total Income	\$80,400
Total Expenses	\$9,964
Terms	Cash
Investment	Yes
Possession	Closing
Signage	None
Show Instructions	Call broker

Insurance	\$1,556
Landscaping	\$5,600
Other	\$1,600
Gross Sched. Rents	\$80,400
Tax Year	2025
Real Estate Taxes	\$1,208 in 2025
Vacant	-
Available Date	3/04/2026
Days On Market	6 days
Date Listed	3/04/2026
Last Modified	3/10/2026
Listing ID	44454015
Parking Spaces	-

Description

Rare chance to acquire a 7-lot mobile home park in a desirable country setting. Currently producing good income with clear value-add potential through rent adjustments and property enhancements. Perfect for investors seeking steady cash flow with room to scale.

Property Features

Location Details

Address	311 Thompson Road, Madisonville, T...
County	Monroe
Parcels	055 03901

Name	Mobile Home Park
Center/Park Name	Cypress Break Mobile Home Park
Nearest MSA	Knoxville

Building Details

Sub Type	-
Building Status	Existing
Building Size	6,190 SF
Land Size	3.36 Acres / 146,213 SF
Number of Buildings	7
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Framed

Occupancy Type	Multi-tenant
Number of Units	7
Parking Spaces	-
Parking Ratio	-
Rentable Space	6,190 SF
Number of Tenants	7
Water	Yes
Rail Service	No

Owner Contact Information

Legal Owner

Not Available

True Owner

Not Available

Property Listings

1 Listing | 142,441.20 SF | \$749,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Mobile Home Park	-	3.27 Acre	\$749,000	3/04/2026

Additional Photos







Contact



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