



## Rio Viento RV Park

4460 W Sherman Island Rd, Rio Vista, CA 94571



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# Rio Viento RV Park

\$4,500,000

Rio Viento RV Park for Sale - Water Front RV park situated on the Sacramento River as it meets the San Francisco Bay. This manicured Park provides an abundance of opportunity. The Park features:

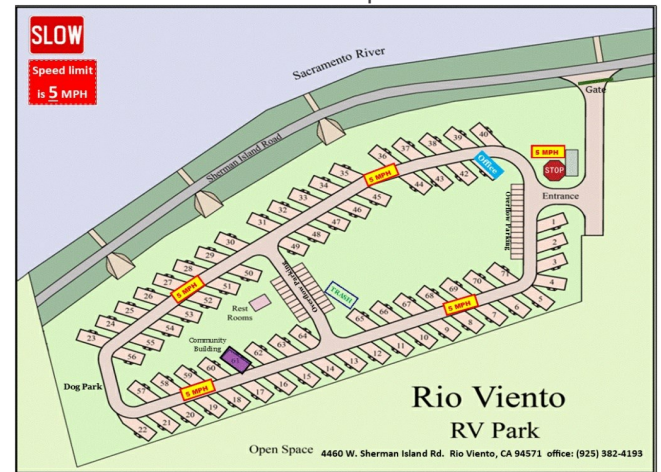
- 71 RV pads constructed out of brick pavers.
- Cater to both water sport enthusiast as well as contract labor for refineries, power line improvements, and...

Rio Viento RV Park plus 10 acres available for development - Water Front RV park situated on the Sacramento River as it meets the San Francisco Bay. This manicured RV Park provides an abundance of opportunity. The Park features:

- Shown by appointment only. Please do not disturb or talk to tenants or park personal.

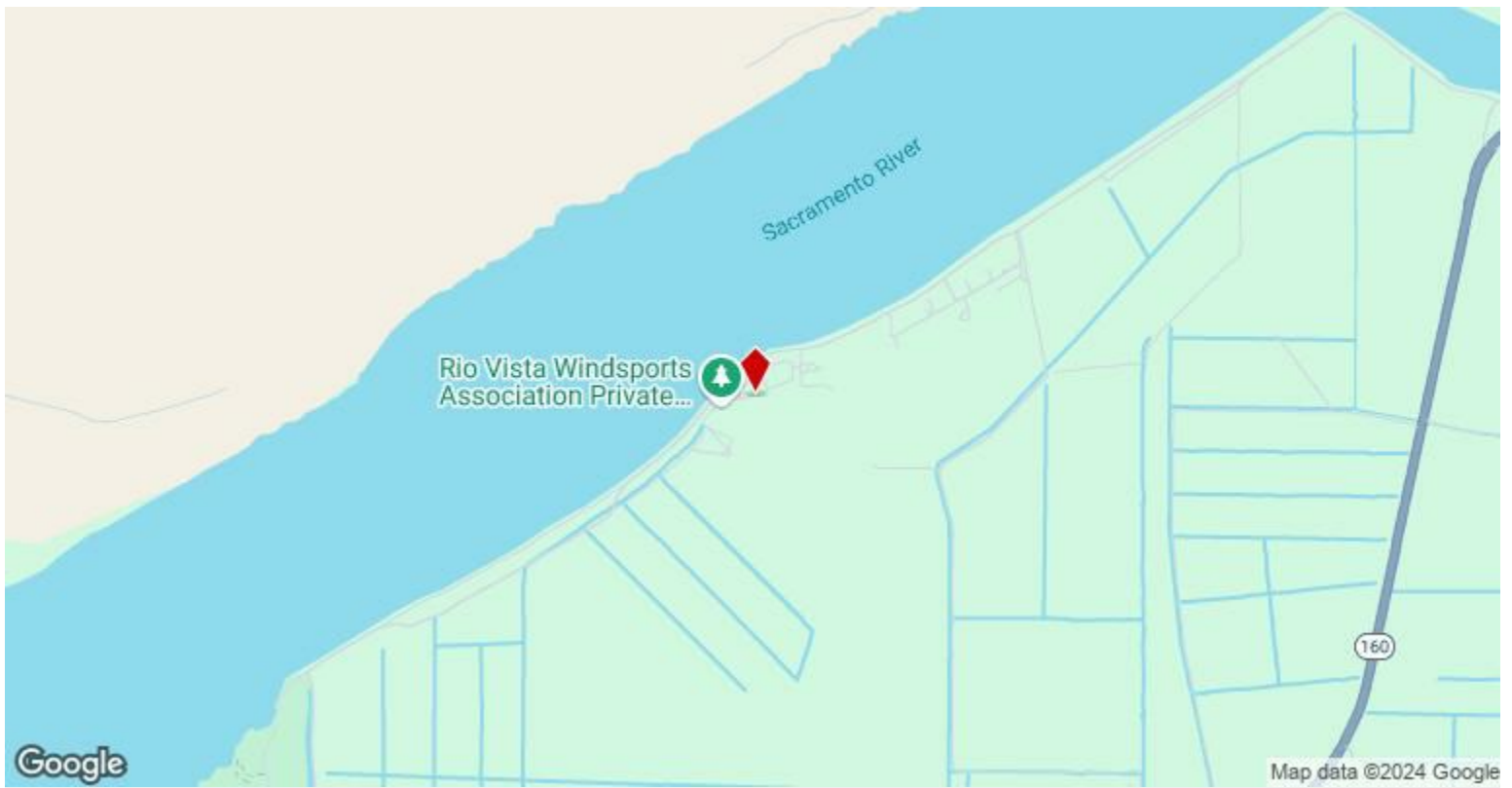
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- Rural location on the Sacramento Delta.
- Easy Access to San Francisco east bay and city.
- Delta water sports include boating, fishing and wind sports such as wind surfing, wing foil, and kit sailing.
- Price includes 2 ten acre parcels. One developed and the other available to be developed



Price:	\$4,500,000
Property Type:	Specialty
Property Subtype:	Trailer/Camper Park
Sale Type:	Investment
Cap Rate:	10.04%
Lot Size:	20.00 AC
Building Size:	871,200 SF
Sale Conditions:	[object Object]
No. Stories:	1
Year Built:	2005
Zoning Description:	AG - Recreation
APN / Parcel ID:	158-0080-012





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- 71 RV pads constructed out of brick pavers.
  - Cater to both water sport enthusiast as well as contract labor for refineries, power line improvements, and wind generation farms.
  - Each RV pad approximately 50 feet x 20 feet.
  - Each pad provides 20/30/50 amp electricity, water, & sewer hook ups.
  - RV Pads provides abundance of space allowing guest to relax and enjoy the settings.
  - Community bathrooms and showers.
  - Recreational activities available include Windsurfing, Kite Surfing, and Wing Surfing just across the levee with built in launch pads. Sport fishing with convenient boat launch just 2 miles down the road. Recreational boating on the vast expanses of the Sacramento Delta.
  - Purchase price includes 10 acre undeveloped parcel that can be developed for expansion of the existing park
  - Permitted boat dock on the river - 10x60 foot concrete dock.
- Owner does not allowed guest to use the dock and the dock needs some repairs.
- Windmill to help off set electricity cost.
  - Drinking Water - Well water filtered by high tech filtering system.
  - Irrigation Water - Well water.
  - Dog Park
  - Opportunity Potential - Develop additional 10 acres.

# Property Photos



Park Entrance

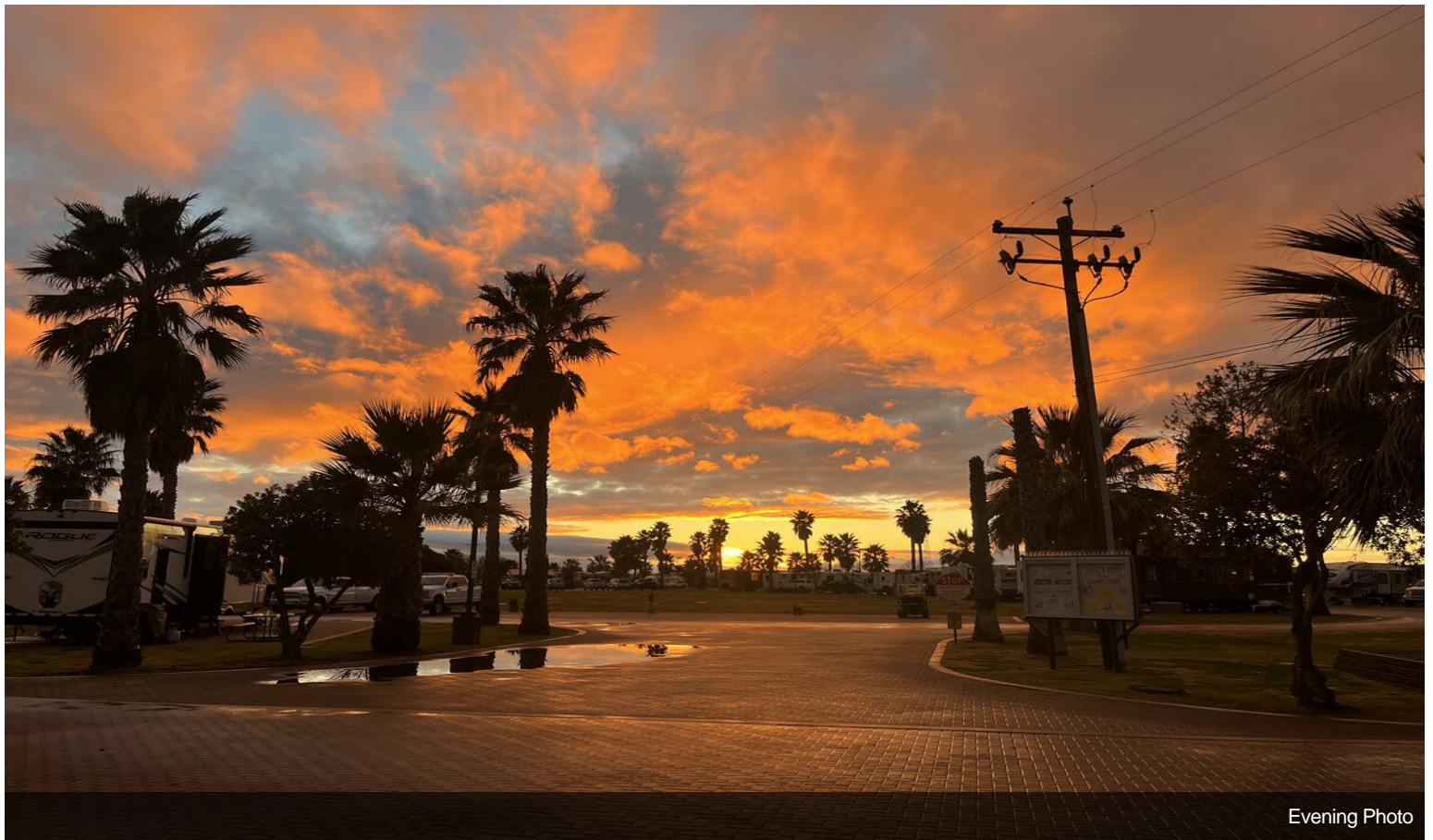


RV Park

# Property Photos



RV Park



Evening Photo

# Property Photos



Boat Dock and Undeveloped 10 acres



Drinking Water Storage

# Property Photos

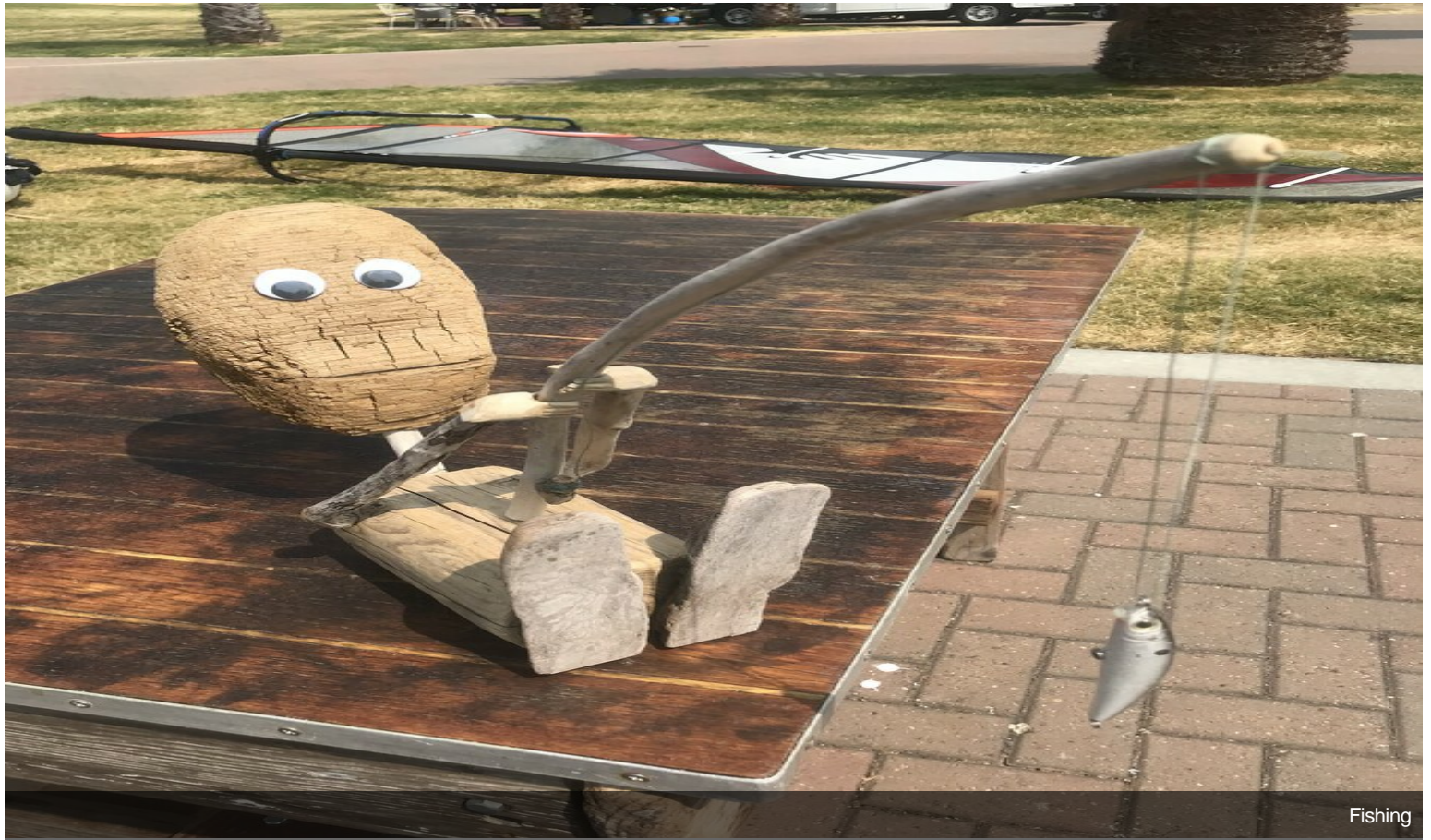


Water Filtering System



New Electrical

# Property Photos



Fishing