

# For Sale: Stabilized Mobile Home & RV Park

2903 West Waters Avenue, Tampa, FL 33614

Established, High-Income Investment Opportunity

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## Property Overview

- **33 total income-producing lots**
  - **Tenant-owned mobile homes & RVs** – minimal landlord maintenance
  - **Long-term tenant base** with many residents in place for **5+ years**
  - **Rare vacancies** in a consistently full park
  - **On-site laundromat** providing additional income
  - **Maximum of two adults per lot**
  - **No pets policy** contributing to a quiet, stable environment
  - **Same ownership since 2001**
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## Zoning & Land Details

- **Total Land Area:** 1.8 acres
- **Front 1/3:** Zoned **Commercial**
- **Back 3/4:** Zoned **RSC-6**

Mixed zoning offers flexibility while preserving the current high-performing use.

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## Location Highlights

- **Prime Tampa location** with frontage on **West Waters Avenue**
  - **Minutes from Raymond James Stadium** (Tampa Stadium)
  - **Close proximity to Tampa International Airport**
  - Surrounded by **major restaurants, retail, and employment centers**
  - Strong and growing demand for affordable housing in the immediate area
  - Central access to major roadways and key Tampa destinations
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## Utilities & Infrastructure

- **Electric:** Tenants individually metered with **TECO (Tampa Electric)** and pay their own electric
- **Water:** Currently on **city water paid by owner**; infrastructure allows for **future individual metering** to each tenant
- **Sewer:** **Shared septic system**, professionally maintained
- **Infrastructure:** **All utility lines redone**, supporting long-term reliability and reduced capital risk

- **Roads: Fully paved internal park roads** for clean appearance and low ongoing maintenance
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### **Investment Highlights**

- **Low-maintenance, high-income** mobile home & RV park
  - Tenant-owned units significantly reduce operating expenses and capital expenditures
  - Stable cash flow supported by long-term tenants and strict park rules
  - Desirable Tampa location with limited supply of comparable assets
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### **Ideal Buyer Profile**

- Private investors
  - 1031 exchange buyers
  - Portfolio operators seeking stable, predictable cash flow
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**Rare opportunity to acquire a fully stabilized mobile home & RV park in a supply-constrained Tampa market.**

*Confidentiality required. Financials available upon request.*