

# 15 UNIT MOBILE HOME PARK, WITH 3 APARTMENT UNITS NEAR SUPERIOR

53390 E US HIGHWAY 60 | MIAMI, AZ 85339



## FOR SALE

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# VALUE ADD 15 UNIT MOBILE HOME PARK IN COPPER CORRIDOR, WITH 3 APARTMENT UNITS

53390 E US HIGHWAY 60, MIAMI, AZ 85539

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$750,000
# Of Units:	18
Price/Unit:	\$41,667
Zoning:	CB-2, MH
Lot Size:	3.61 Acres

### PROPERTY OVERVIEW

This 3.61-acre offering features a 15-unit mobile home park ideally located between Miami and Superior in the desirable “Top of the World” area, where temperatures average 15 degrees cooler than the Valley—supporting strong, year-round occupancy and tenant demand. In addition to the mobile home units, the property includes four buildings: a duplex, a single-unit apartment building, and two commercial structures. The current owner pays for water (via a private well), sewer (septic), property taxes, insurance, and maintenance. Rent increases are already underway, providing immediate income growth with additional upside potential for investors.

### PROPERTY HIGHLIGHTS

- Cooler Climate: Located in “Top of the World,” 15° cooler than the Valley with strong year-round demand.
- Multiple Structures: Includes 15 mobile home units, a duplex, standalone apartment unit, and two commercial buildings.
- Income Upside: Owner-paid utilities currently; rent increases underway with room for growth.

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# 15 UNIT MHP FOR SALE IN COPPER CORRIDOR

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# 15 UNIT MHP WITH 3 APT UNITS FOR SALE IN COPPER CORRIDOR

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# DEMOGRAPHIC SUMMARY

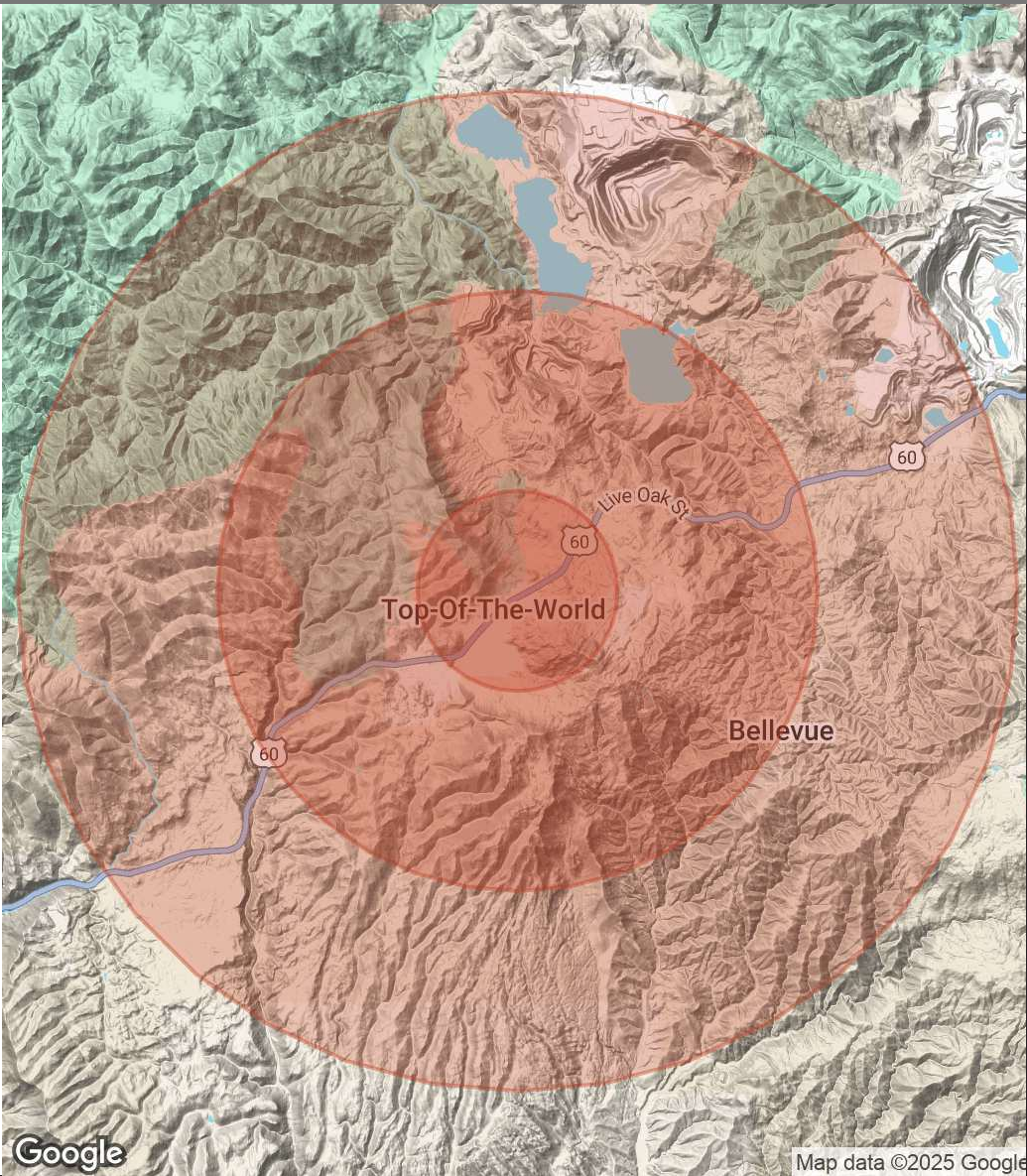
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	166	203	218
Average Age	56	55	55
Average Age (Male)	56	56	55
Average Age (Female)	56	55	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	93	100
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$83,352	\$82,284	\$81,792
Average House Value	\$409,021	\$414,406	\$407,834



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