



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

GLEN RIDGE PARK

10341 Lincoln Way East, Orrville, OH 44667



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



OFFERING SUMMARY

Sale Price:	\$1,800,000
Number Of Units:	76
Cap Rate:	9.16%
NOI:	\$164,831
Available SF:	
Lot Size:	9.12 Acres
Property Website	t.ly/JWB1x
Zoning:	415-Mobile Home Park
Price / SF:	\$4.53

PROPERTY OVERVIEW

Looking for an investment opportunity with potential? Welcome to our mobile home park and apartment building nestled in a serene setting. With 54 spacious lots, each equipped with a trailer, our park presents a unique chance to enter the real estate market or expand your portfolio. While not all trailers are currently occupied, demand is high, evidenced by a waiting list for our cozy units. Attached financials showcase the park's stability and potential for growth, with tenant-financed lots offering steady returns. Plus, with the added bonus of a 22-unit efficiency apartment building, there's ample opportunity for additional revenue streams. Not to mention, our property boasts self-sufficient utilities, including a private well and EPA-compliant sewage treatment plant, ensuring low operating costs. Take advantage of this promising

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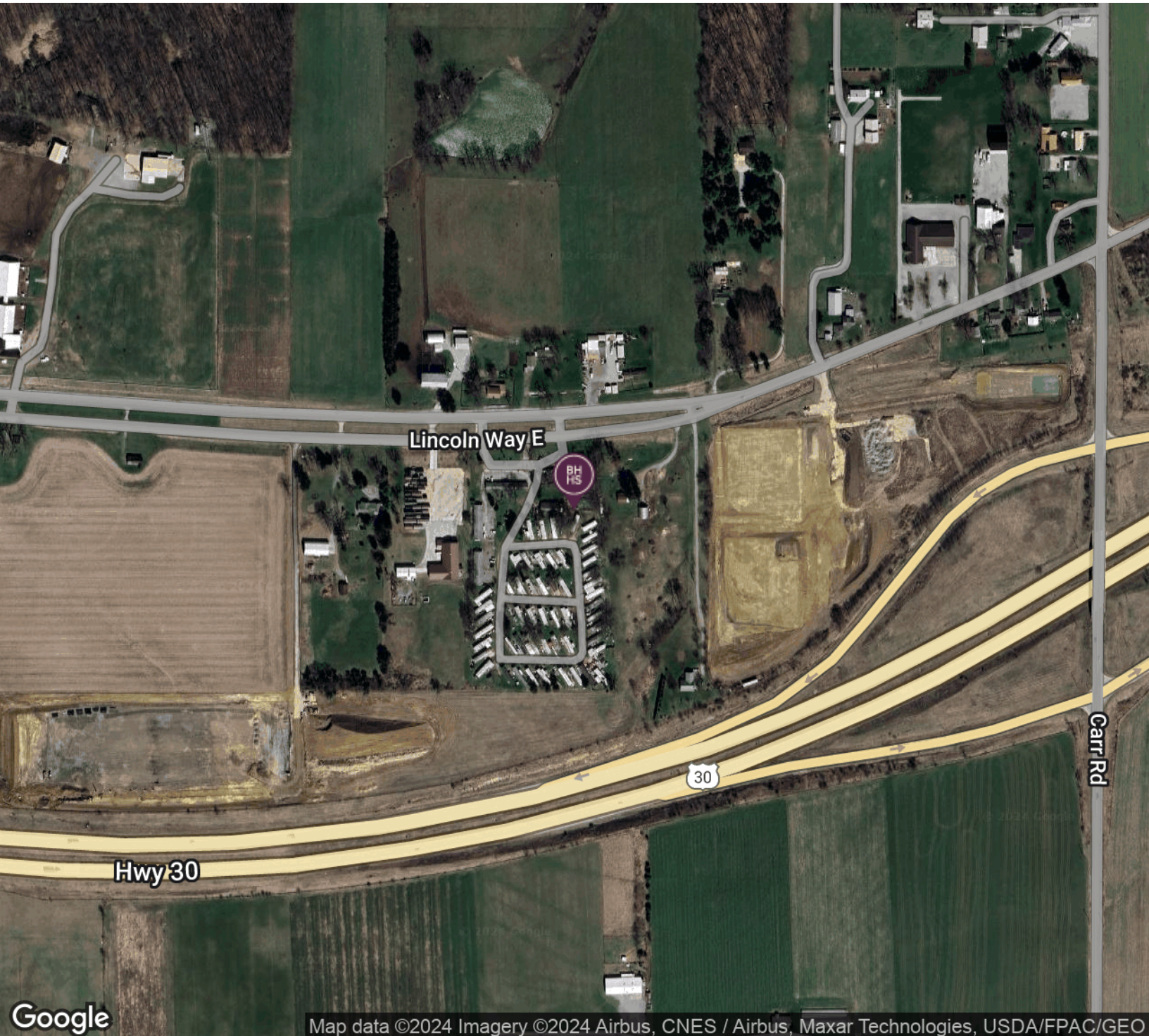


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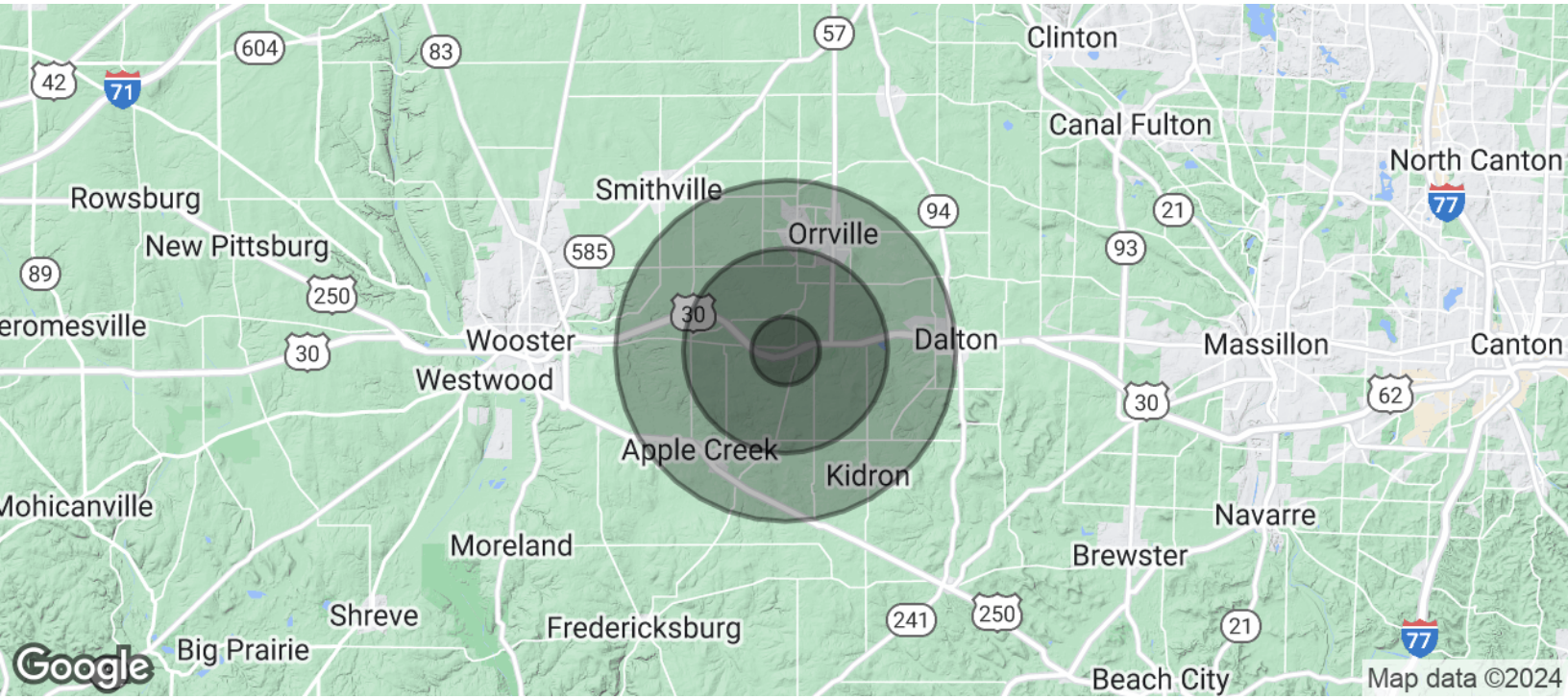
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,144	11,264	19,138
Average Age	40	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,276	4,543	7,416
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,700	\$80,841	\$82,870
Average House Value	\$195,968	\$211,396	\$232,939

Demographics data derived from AlphaMap

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