



Agent Full

313 Lewis Rd, Annville, PA 17003

Active

Commercial Sale

\$699,900



Recent Change: **02/24/2025 : New Active : ->ACT**

MLS #:	PALN2018878	Available SqFt:	100,188.00
Tax ID #:	28-2287825-372458-0000	Business Use:	Mobile Home Park
Ownership Interest:	Fee Simple	Year Built:	1970
Sub Type:	Mobile Home/Campgrounds		
Waterfront:	No		

Location

County:	Lebanon, PA	School District:	Palmyra Area
MLS Area:	North Londonderry Twp - Lebanon County (13228)	High School:	Palmyra Area Senior
Subdiv / Neigh:	CINDY'S MOBILE HOME PARK		
Business Park Name:	Cindy's Mobile Home Park		

Taxes and Assessment

Tax Annual Amt / Year:	\$5,326 / 2024	Tax Assessed Value:	\$216,900 / 2024
School Tax:	\$3,937 / Annually	Imprv. Assessed Value:	\$125,400
County Tax:	\$952 / Annually	Land Assessed Value:	\$91,500
City/Town Tax:	\$436 / Annually	Historic:	No
Clean Green Assess:	No	Land Use Code:	302

Zoning: MOBILE HOME RESIDENTIAL

Commercial Sale Information

Business Type:	Mobile Home Park	Development Status:	Finished Lots
Property Use:	Investment	Potential Tenancy:	Multiple
Gross Income:	\$63,374	Building Total SQFT:	Estimated
Cap Rate:	7.00		
Net Operating Income:	\$48,332		
Financial Data Source:	Owner		
Income Includes:	Other, Parking		

Expenses

Operating Expenses: \$15,042
 Op. Expense Includes: Repair/Maintenance, Sewer, Insurance, Snow Removal, Trash

Building Info

Building Units Total:	9	Construction Materials:	Aluminum Siding, Frame, Modular/Manufactured
Building Total SQFT:	Estimated	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	2.3a / 100188sf / Assessor	Road:	Other, Paved / Private
Location Type:	Rural	Lot Features:	Corner

Parking

Car Parking Spaces	11	Features:	On Street, Paved Parking, Private
Total Parking Spaces	11		

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Cable TV Available, Electric Available, Propane, Water Available; Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Propane - Leased; Hot Water: Electric; Water Source: Private/Community Water, Well; Sewer: Community Septic Tank

Remarks

Inclusions: Garage and pumphouse plus 11 mobile home lots

Exclusions: Mobile Homes are all owned by the lot tenants- no mobile homes are included.

Office: Call or email Lee Wolff with questions. P & L and rent roll available upon request. Leases available for serious buyers only. Call Lee at 717-587-6805 or email Lwolff.selections@gmail.com


Agent: Call or email Lee Wolff with questions. P & L and rent roll available upon request. Leases also available for serious buyers. Call Lee at 717-587-6805 or email Lwolff.selections@gmail.com. Tenants pay \$450 lot rent plus their monthly water bill and \$18.50 for trash. They pay extra for extra vehicles and dogs. One of the tenants rents the garage which would be a 12th source of income. The seller spent about 100k adding the first lot on the right, to include sewer, water, excavation, engineering, township approvals, and extensive grading to include a retaining wall. Septic tanks get pumped once per year and there have been no issues since the seller's ownership. Each unit is water metered for invoicing. Martin's water handles the water currently. There is a common dumpster for Trash. Seller maintains the snow removal and common area maintenance, however the unit owners mow their own yards. The owners have been previously marketing this as a 55+ community. No Mobile Homes included, only Real Estate, as all the unit owners own their own mobile homes. One of the owners is a PA Real Estate Licensee. Call Lee at 717-587-6805 or email Lwolff.selections@gmail.com

Public: Fantastic opportunity to own your own 55+ mobile home park! Situated in Palmyra School District in Lebanon County, this well maintained park is available and a perfect long term investment. The Real Estate consists of 2.29 acres and includes 11 mobile home lots with a garage, currently all rented out. The lots each contain community water and septic. The current owner added the additional 11th lot, to make this park even better. The park is currently well maintained and managed. Put this on your list and call for more details.

Listing Office

Listing Agent: [Lee Wolff](#) (3235045) (Lic# RM422183) (717) 394-7283
Listing Agent Email: lee@heroesrealestate.com
Responsible Broker: Lee Wolff (3235045) (Lic# RM422183-PA)
Listing Office: [Heroes Real Estate](#) (1639) (Lic# RB067650)
800 New Holland Ave Ste 2nd, Lancaster, PA 17602
Office Phone: (717) 394-7283
Office Email: lee@heroesrealestate.com

Showing

Showing Contact: Go and Show - No Showing Contact  - [Schedule a showing](#)
Showing Requirements: Appointment Only, Do Not Show Without Appt, Drive By, Schedule Online
Showing Method: In-Person and Live Video
Directions: See Mapping Feature

Showing Provider:	ShowingTime
Lock Box Type:	None

Listing Details

Original Price:	\$699,900	Owner Name:	MANTLE INVESTMENTS LLC
Annual Rental Income:	63,374.00	DOM / CDOM:	9 / 9
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	12/31/25
Dual Agency:	Yes	Documents Available:	Leases, Other, Rent Roll, Seller's Property Disclosure, Lead Paint Disclosure
Sale Type:	Standard	Seller Concessions:	Yes
Listing Term Begins:	02/24/2025		
Listing Entry Date:	02/24/2025		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, Other		
Disclosures:	Other, Owner RE Licensee		

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